Greater Vallejo Recreation District

GVRD promotes wellness and healthy lifestyles by providing safe parks and innovative and fun recreation programs for all residents.

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GENERAL MANAGER

Gabe Lanusse

February 20, 2024

To whom it may concern:

Thank you for your interest in the Greater Vallejo Recreation District's McIntyre Ranch property.

The Surplus Land Act's 60-day notice period has now expired. If you wish to proceed with your stated interest in this property, please let us know immediately so that we engage in further discussion and negotiation.

Attached is additional information regarding the McIntyre Ranch property. If you have any additional questions about the property or wish to tour McIntyre Ranch, please contact General Manager Gabe Lanusse at glanusse@gvrd.org.

Best regards,
Gabe Lanusse

McIntyre Ranch Master Plan

May 20, 2009

Prepared for:

Greater Vallejo
Recreation District

Prepared by:

Alta/LandPeople
Landscape Architects and Planners

Draft
McIntyre Ranch Master Plan

Prepared for:

Greater Vallejo Recreation District

In collaboration with:

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1.0 INTRODUCTION

1.1 Background

This Master Plan defines uses and improvements for the McIntyre Ranch property owned by the Greater Vallejo Recreation District (GVRD, or the District). The property is located in the northeastern portion of Vallejo, just over the ridge from Columbus Parkway and the urbanized limits of the City (see Figure 1.1).

The Mc Intyre Ranch property offers excellent opportunities for low-intensity public recreation. The Ranch, nestled in its small bucolic valley, is a world apart from urban and suburban Vallejo, yet just minutes away. The serenity of this setting is a major part of the value of the property.

The District purchased the 22.15 acre property in 1986 for $565,000 using park dedication funds. The facilities at the ranch are in various states of disrepair. The property includes an architecturally distinctive home that has suffered structural and weather damage and is no longer habitable, two barns, a stone jockey house or tack room, a foreman's house and other out buildings.

The ranch was previously owned by Kenneth Swett, descendant of the original settlers of the area, who owned the surrounding Vallejo Swett Ranch and the nearby Eastern Swett Ranch. Swett constructed the main house in approximately 1942 and lived there with his family until they sold the property to the McIntyres in 1975. The history of the ranch property is addressed in detail in a separate study and report prepared by Meg Scantlebury, contained in Appendix D.

During its ownership of the property the District has rented the property out for pasture. Most recently GVRD has allowed a few horses to be boarded there for rent and exchange for maintenance and improvements to the property. In the past the property was occasionally used for District Board work sessions and staff retreats. Other groups were allowed to use the property for small meetings. The gradual deterioration of the Main House due to unavailability of funds for maintenance and repair has ended this use of the property. The current tenants provide equine-assisted therapy for children and families, and horseback riding lessons for the general public. Current use of the property is at a minimum, with very limited access opportunity for the average resident of the District.

1.2 Setting – Adjacent Land Use

The McIntyre Ranch property is surrounded by the 905 acre Vallejo Swett Ranch, a property owned by the Solano Land Trust (SLT) (see Figure 1.1). The Vallejo Swett Ranch property is planned to be opened to the public on a limited basis in the next two years, including access to a portion of the Bay Area Ridge Trail that will connect from GVRD's nearby 30 acre Blue Rock Springs Regional Park to the McIntyre Ranch property, and north to existing trails in public open space around the Hiddenbrooke residential development. The SLT properties, totaling nearly 4,000 acres, including the 1408 acre Eastern Swett Ranch, and the 1617 acre King Ranch, are the subject of a Public Access Plan and overarching Adaptive Management Plan for resources. The Hiddenbrooke Open Space Area (629 acres) and the Northgate Open Space Area (369 acres) abut the Sky Valley-

Cordelia Hills Open Space and include portions of the Bay Area Ridge Trail[1] and local trails. These areas are managed by the City of Vallejo Landscape Management District. Southwest of Blue Rock Springs Park is the Blue Rock Springs Golf Course, straddling Columbus Parkway. South of the Vallejo Swett Ranch are buffer lands and the operating rock quarry owned by Syar Industries.

1.3 Land Use Policies

Zoning. The site is zoned PF or Public Facility. This zoning district allows a wide range of uses that would be more intensive than any that are likely to be contemplated, such as community centers, schools and colleges. It also includes "parks and botanical gardens and related retail uses," which would cover the types of uses associated with the Master Plan.[2]

Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation. The Tri-City and County Cooperative Planning Group is a Joint Powers Agency (JPA) of the cities of Benicia, Vallejo, Fairfield, and Solano County to plan and implement open space preservation in the south county region. The Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation,[3] adopted in 1994, contains general concepts for open space protection and low-intensity recreational use. The Plan was adopted by each member agency as part of their respective General Plans. The Group has a Governing Board of appointed officials of the agencies, as well as a Citizen's Advisory Committee, and meets quarterly to coordinate efforts and monitor progress, most of which pertains to the accomplishments of the Solano Land Trust.

The Plan sets forth a "Recreation Guideline" for the McIntyre Ranch/Orchard area, which includes the McIntyre Ranch and a larger area to the west of the Vallejo Swett Ranch. The Recreation Guideline identifies a set of possible McIntyre Ranch uses: picnicking, interpretive center, conference center, day camp, amphitheater, overnight camping, trail use, animal petting farm, equestrian rental, administrative offices, maintenance area, food concession, and ranger residence.

1.4 Site Access

Access to McIntyre Ranch is via Columbus Parkway, a major arterial that is four lanes wide in this vicinity, and St. Johns Mine Road. The Columbus Parkway intersection with St. Johns Mine Road has been improved with a traffic signal and left turn lanes on Columbus Parkway. The intersection leads to a new campus of Solano Community College on the south side of Columbus Parkway.

St. Johns Mine Road is a paved road providing access to six residences located in a saddle along the main ridge of the hills east of Vallejo, as well as to the McIntyre Ranch. Beyond the residences the paved road continues to the east as a gated service and emergency access road to the Hiddenbrooke development area of Vallejo, connecting to Highgate Road at the west side of the development. The road is also the alignment of a sewer main, utilities and other infrastructure serving Hiddenbrooke.

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[1] The Bay Area Ridge Trail Council is a non-profit volunteer-driven organization working to create a 400 mile ridgeline trail system connecting the Bay Area's greenbelt of parks and open spaces.

[2] *Vallejo Municipal Code*, Chapter 16.30, Public and Quasi-Public Facilities District.

[3] Tri-City and County Cooperative Planning Group, *Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation, Concept Plan and Policy Program Report*, March 31, 1994, amended October 20, 1994.

LandPeople

DRAFT
May 21,
2007

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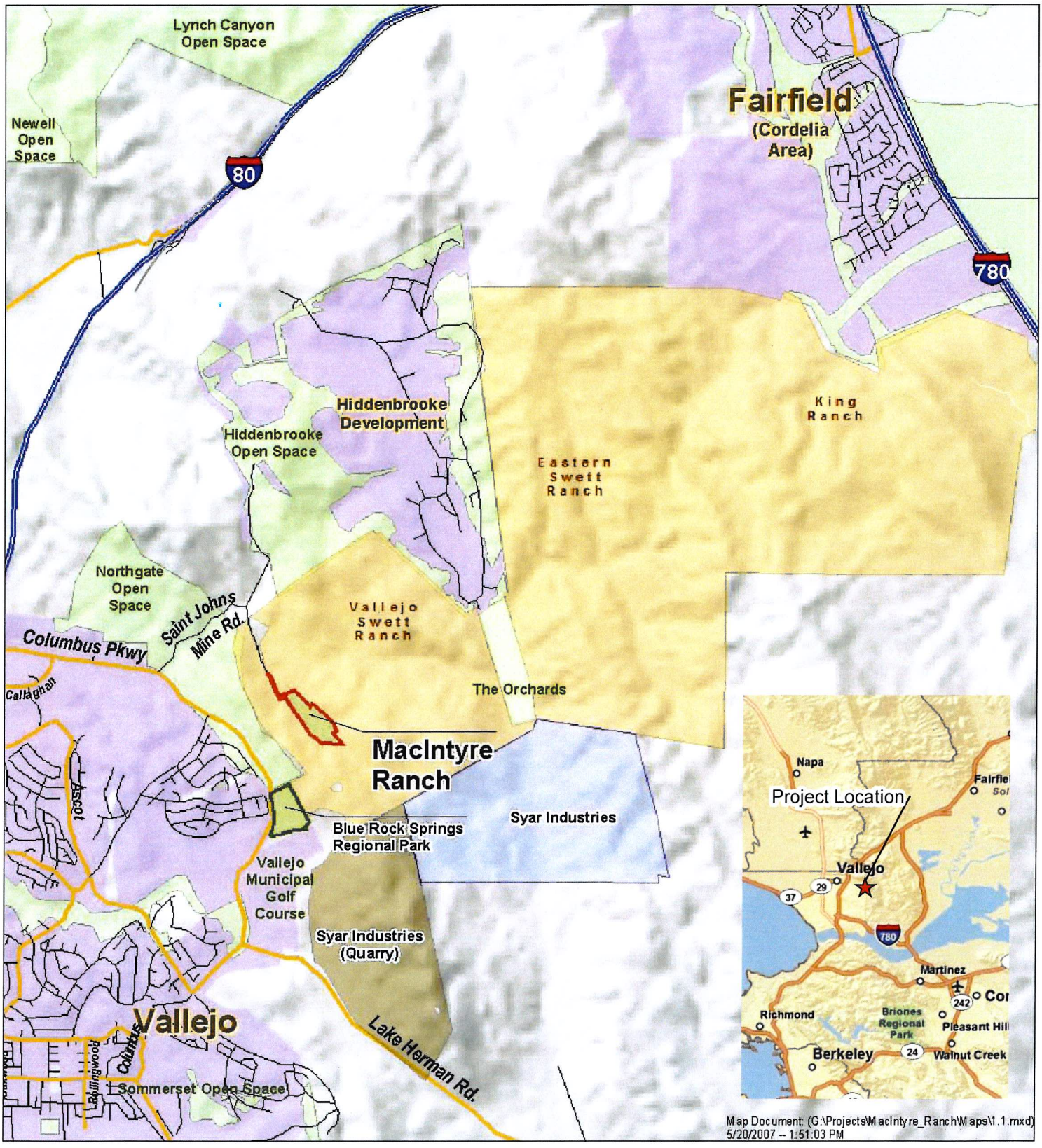
MILES

GREATER VALLEJO
RECREATION DISTRICT

FIGURE 1.1: SITE LOCATION AND ADJACENT LAND USE

MCINTYRE RANCH
MASTER PLAN



Map Document: (G:\Projects\MacIntyre_Ranch\Maps\1.1.mxd)
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1.5 Planning and Public Participation Process

A widely-noticed public workshop was conducted by the GVRD Board on November 14, 2007 to provide an overview of the conditions, opportunities and constraints of the site, and to seek public comments on potential uses, improvements and issues. Meeting notes from the workshop and prior and subsequent communications about the Master Plan are contained in Appendix E. The most strongly expressed comment at the workshop was from neighboring property owners who are concerned about additional traffic on St. Johns Mine Road, and the maintenance and liability concerns associated with the upper portion of the road.

Other uses that were encouraged for the Ranch were hike-in youth camping, and an environmental education center. Representatives of the McIntyre Ranch Foundation supported the existing equestrian and equine therapy uses at the Ranch, and mentioned inquiries from local counseling and coaching groups about using the facilities. Subsequent written communication was received by GVRD encouraging consideration of relocating Loma Vista Farm to McIntyre Ranch. Loma Vista Farm is a small demonstration farm and garden that has operated for over 30 years, originally funded by the Vallejo School District, and more recently funded by volunteers and donors. The School District has subsequently indicated that they would not support the relocation of Loma Vista Farm.

Pre-public drafts of the Master Plan were reviewed by Solano Land Trust Board and staff, PG&E, and City of Vallejo Public Works and Fire Departments. The Draft Master Plan was presented to the citizens advisory committee and governing board of the Tri-City and County Cooperative Group for Agriculture and Open Space Preservation. Comment letters from SLT, PG&E and the Tri-City Group are contained in Appendix F. Verbal comments from Vallejo Public Works and Fire Departments are reflected in the relevant Master Plan sections.

A public hearing on a preliminary draft Master Plan was held before the GVRD Board on February 28, 2008, and a hearing on a final draft Master Plan was held on May 8, 2008. At the May hearing there were two significant comments that required revision to the plan. Representatives of the U.S. Geological Survey's Western Ecological Research Station presented a letter and spoke asking that the Board consider including their research station facility, which is currently located on Mare Island, in the McIntyre Ranch Master Plan. The second comment, from Board Member Gary Salvadori, was that the Master Plan should include facilities for an environmental education overnight camp for local school children. This entailed research of other comparable overnight camps to determine the requirements and suitable facilities at McIntyre Ranch. The Master Plan was revised to include these uses, and presented at a GVRD Board hearing on December 11, 2008. The draft was then used as the basis for preparation of an environmental analysis to comply with the requirements of the California Environmental Quality Act (CEQA).

1.6 Master Plan Summary

Overall, Mc Intyre Ranch is envisioned as a facility providing access to nature and agriculture for Vallejo citizens. The envisioned uses (see Figure 3.4) include the U.S.G.S. Western Ecological Research Center – a complementary facility occupying the northern portion of the site; a demonstration farm/ranch and equestrian center in the central portion; and a complex consisting of a small retreat conference center, outdoor education area, and a rustic picnic and camping facility in

the southern portion. This complex would also function as an overnight environmental camp for local school classes.

The estimated cost of implementing the these improvements is approximately $2.2 million, not including the cost of the U.S.G.S. facility, which would be borne by the U.S. government, and not including the potential cost of widening the access driveway, should this be required, or an optional covered area. Including the U.S.G.S. facility and these potential or optional items brings the estimated cost to approximately $5 million.

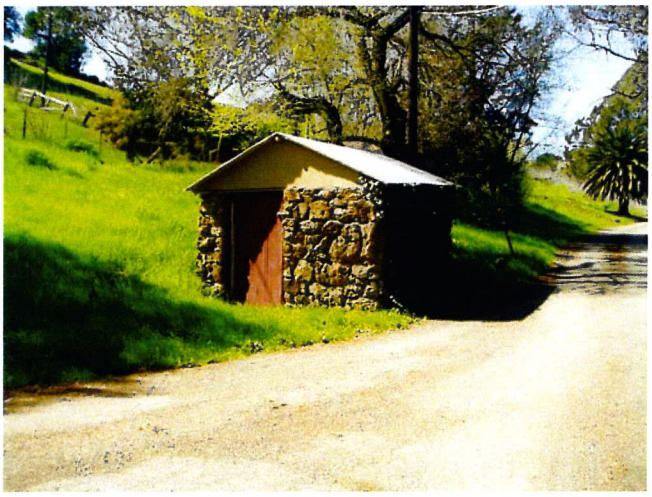
2.0 EXISTING CONDITIONS, OPPORTUNITIES AND CONSTRAINTS

The McIntyre Ranch features an array of structures, pastures, hillsides and graded flat areas connected by roads, all framed by mature trees; primarily eucalyptus, pines and palms. This section details the features, conditions and issues associated with the site that comprise the opportunities and constraints for use and improvement.

2.1 Existing Structures and Facilities

The ranch features numerous structures, including dwellings, barns, stables and outbuildings. A number of other structures have been demolished during the period of ownership by GVRD due to their deteriorated and potentially hazardous condition. In addition there are fenced pasture areas, and water system features including pump house and water tanks. The following structures are keyed to Figures 2.1 through 2.4.

1. Pump House. A stone-walled pump and electrical building, approximately 10' x 10'.



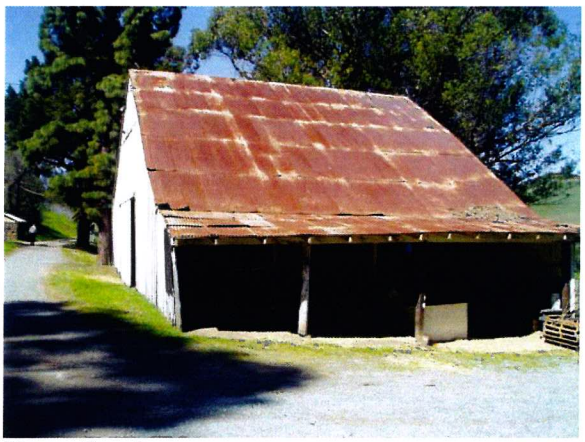
2. Cabin. An old wood frame one-room cabin 11' x 23' (253 s.f.) with a 5' deep porch.

3. Tack House. A picturesque stone-walled, shake-roofed structure 20' x 42' (840 s.f.) with one large room and one small room, each with exterior entry door. The structure features a peeled timber framed veranda 10' wide running the length of the building. The veranda and building have a floor of the same stone. The timber-framed roof and porch have recently been replaced. The building is functioning as a tack room and office.

Tack house, exterior

Tack house, interior

4. Barn. An old wood barn, approximately 40' x 60' (2400 s.f.), with hay loft. The barn has a rusty but functional corrugated steel roof. The interior ceiling is decaying and the brick and stone foundation is settled and would need to be shored and replaced to preserve the barn long-term. A room approximately 14' x 17' in the northeast corner has been finished with sheetrock and new door and windows to make it usable for an office(?). An old glass tank style gas pump is located north of the barn.



Barn, front

Barn, rear

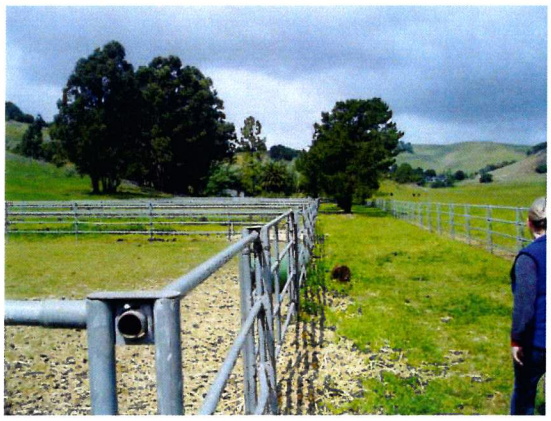
Barn foundation, interior

Barn foundation, exterior

5. Garage. A wood frame garage building approximately 18' x 18' (324 s.f.) located at the north end of the paddocks, at the former Caretaker's House site. Has a composition shingled roof and double swing door oriented to the north.

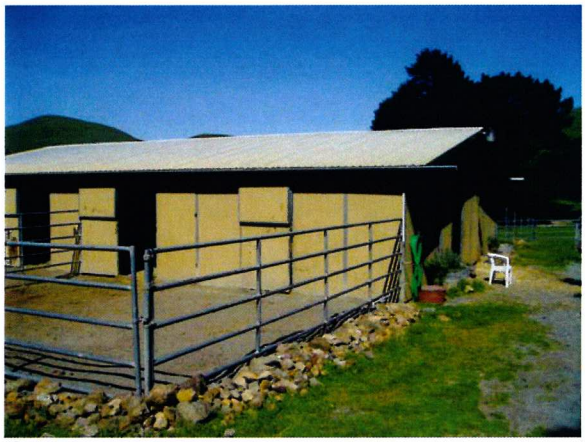
6. Paddocks. The central portion of the ranch features a series of seven rectangular steel pipe fenced paddocks, each approximately 65' x 100'.

Paddocks, with barn in background



Paddocks

7. Stables. A prefabricated plywood and metal framed and roofed stable building approximately 40' x 50'in good condition, with adjacent pipe-fenced stable yard.



Stables and stable yard

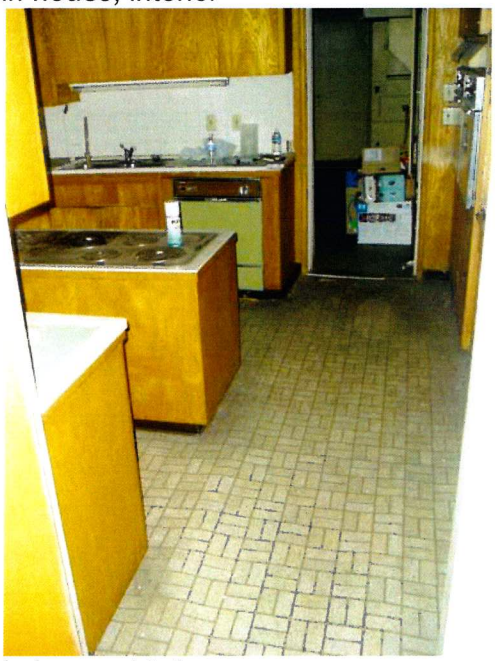
Stables

8. Main House. This structure is located on a knoll on the south central portion of the site overlooking the bucolic valley in which the ranch is situated. The house is an approximately 50' x 90' (4500 s.f.) flat-roofed single story structure with wood siding, some stone veneer and extensive glass on the north side. The rambling house is designed in a modern style with interconnecting rooms, three bedrooms, two and a half baths, and a large central room with a floor-to-ceiling rock wall and fireplace lining one end. It has wood floors and open beam ceilings. A broad overhang and arbor shelters the full-length front porch. Low rock walls frame the front garden and drive, and a 6' rock wall surrounds a small back garden with fireplace. A large RV is parked at the back (south) of the house, along with a smaller RV and pickup.

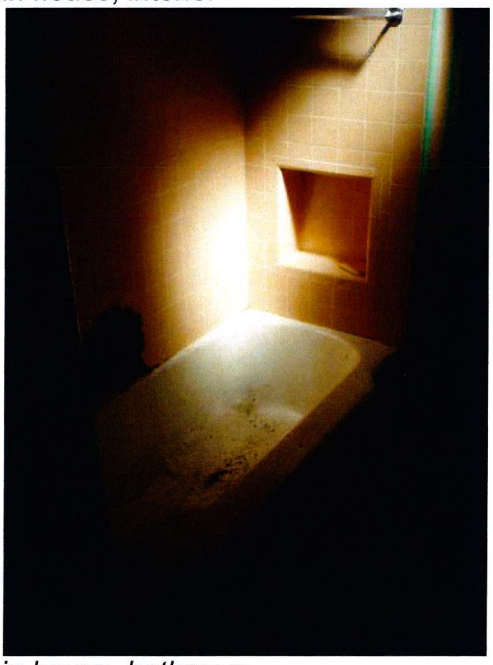
Main house

Main house, interior

Main house, interior



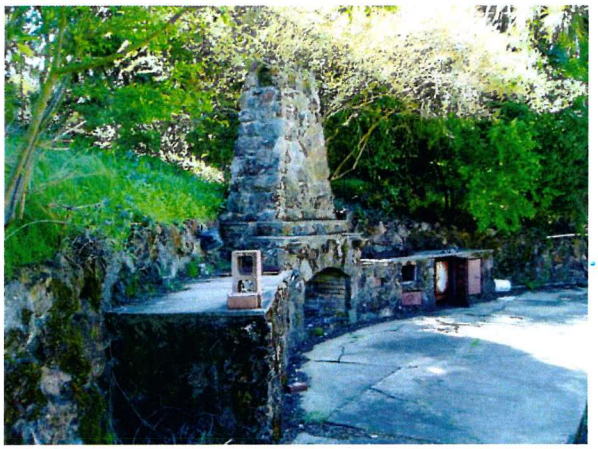
Main house, kitchen



Main house, bathroom

9. Former Swimming Pool Area. Northwest of the Main House, connected by a rock wall-lined path, is a swimming pool and deck area with an elaborate rock wall and barbeque. The swimming pool and concrete deck were badly deteriorated and settled, and have been filled in/removed since the photo was taken. The rock barbeque and cupboards/ counters are somewhat damaged but potentially repairable.

Swimming pool(since demolished and filled)



Barbeque

2.2 Previously Demolished Structures

Several structures that existed on the site have been demolished in recent years due to their deteriorated condition.

A caretaker's house near the existing garage at the north end of the site was demolished prior to GVRD's purchase of the site in 1986. There is no information about the characteristics of this structure.

Four deteriorated structures were burned by the Vallejo Fire Department in approximately 1999 following removal of asbestos materials by a contractor. Information on these structures was obtained from the asbestos removal contractor's report:

Building No. 1: Red brick and wood residence ("Foreman's House")
This was a single story residential structure of approximately 1500 square feet and 40 plus years of age at the time of demolition. It was a wood framed structure with brick/wood exterior walls and composition roof. Interior walls and ceilings were covered with sheetrock and wood. Floor coverings consisted of sheet vinyl and wood on a slab and raised foundation.

Building No. 2: Garage
This structure was formerly located on the east side of the main house. This was a badly deteriorated single story wood frame and sided structure of approximately 800 square feet and 40 plus years of age at the time of demolition. The roof of this structure was wood with asphalt composition shingles.

Building No. 3: Small yellow house ("Bunkhouse")

This is a single story residential structure of approximately 1000 square feet and 40 plus years of age. This is a wood framed and sided structure with a wood and composition roof. The floors consist of vinyl sheeting over wood sub-floor on a raised foundation.

Building No. 4: Barn
This was a single story wood framed and sided structure of approximately 6000 square feet and 40 plus years of age at the time of demolition. The roof of this structure consisted of wood and metal sheets. The floors consisted of concrete, dirt and wood. This building was in a serious state of collapse.

2.3 Existing Tenant Use

In May 2006 GVRD approved a license agreement with Alternatives Counseling and Coaching (ACC), a private partnership formed in 2005 to provide equine-assisted psychotherapy for adults and children and horsemanship experiences for non-riders. This partnership was formed by Dee Taron Davis, LCSW, and Karen Mindt Howell, MFT. After 20 years in traditional psychotherapy, they teamed with professional horsewoman Jane Mitchell to establish the program, with the intention of forming an IRS "501c 3" non-profit corporation.

The agreement allows ACC to conduct the following activities on the McIntyre Ranch property:

- Provide psychotherapy to disadvantaged youth, children and adult crime victims;
- Conduct environmental education programs for youth and adults;
- Conduct educational programs in basic horsemanship, ranch experience and other related programs to the general public through GVRD;
- Provide related collaborative programs with community organizations, Solano Land Trust, and local corporations;
- Provide alternatives to traditional therapy to at risk children and families;
- Board up to eight horses;
- Provide equine-assisted psychotherapy, riding and horse training activities;
- Locate a self-contained mobile home on the property for a live-in caretaker.

ACC agreed to provide site improvements in exchange for a year-to-year lease of the site. These improvements include renovation of an existing barn for storage, providing a source of permanent water to pasture areas, reclaiming some designated landscape areas, and general cleanup and maintenance of the site. ACC agreed to indemnify GVRD and to provide a $1 million general liability and automobile insurance policies.

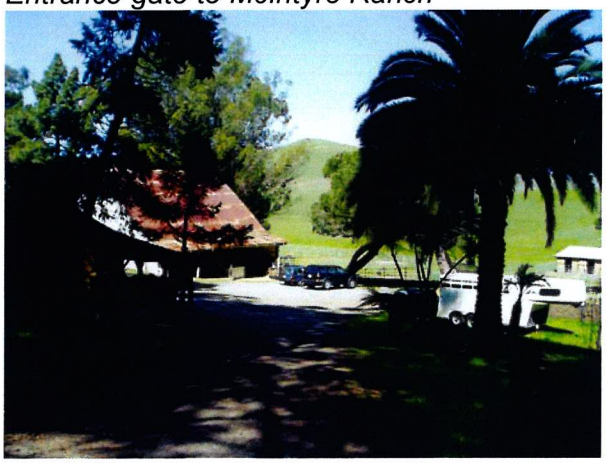
2.4 On-Site Roads

A gate is located at the ranch entrance beyond the Azevedo property. The driveway extends south approximately 3,075 feet to the main ranch area in a corridor of property 50' wide. Approximately 300 feet south of the entry gate, a second driveway extends east, providing access to the residence of Gray and Tracy Williams. The Ranch driveway is paved with a width of approximately 12 feet, but has some potholes and broken pavement in the portion to and through the main ranch complex. The paved driveway is in better condition past the main ranch complex where it extends past the Main House. South of the Main House the paved road winds uphill to the west, extending south off

the property to a newer paved road providing access to a large water tank constructed on the Vallejo Swett Ranch property for the City of Vallejo water system. The City has an easement along the McIntyre Ranch access road for the purpose of maintaining the tank. On-site access is another potential constraint or requirement. The Vallejo Fire Department could require the widening of the Ranch driveway to 20 feet, and creation of loop roads and/or turnarounds to meet fire and emergency access standards, as discussed in the Master Plan.

Entrance gate to McIntyre Ranch

Along the driveway



Central parking area

Road leading to main house

Gate at south end of McIntyre leading to City water tank

McIntyre water tank

2.5 Drainage

The site has no formal storm drainage facilities. It generally drains to the northeast, toward a pond in the central portion of the Vallejo Swett Ranch. There are a series drainages on the property, as indicated on Figures 2.2 through 2.5. Some of these drainages are not well defined, and wander through the pastures, creating seasonally swampy areas.

2.6 Utilities and Services

The property has electrical service from PG&E via an overhead line that runs along the west side of the property. Water supply is provided from a well located at the Pump House, which pumps to a wood water tank located west of the Main House at approximately 612' elevation. The tank capacity is approximately 18,000 gallons. According to the tenant the well is functional and produces an adequate reliable water supply. The large water tank, reportedly constructed in 1987, is reported by the tenants to function well.

The main house is presumably served by a septic system, but the tenants have been unable to locate it, and in any case, given its age, a new septic system would probably be required.

An old glass bottle-type gas pump is located north of the barn, which indicates that there may be an old fuel tank that will need to be removed.

2.7 Existing Vegetation

Nearly all the large vegetation on the site consists of introduced ornamentals. Figures 2.1 through 2.4 show existing trees and vegetation. The driveway is lined with a series of Canary Island date palms and Monterey pines, and a few blue gum eucalyptus (*Eucalyptus globulus*). Rows and groves of blue gum and pines frame and shade pasture areas through much of the central ranch area, along with grove of poplars, and a few Monterey cypresses. Around the Main House there is a greater variety of trees and shrubs, including coast redwoods, deodar cedar, Monterey cypress, casurina, Grecian laurel, and north of the main house and swimming pool area, the remains of an old plum orchard. South of the Main House is a dense grove of Monterey pines extending down the

hillside and around a meadow area to the east, where a fire ring and picnic tables are located, along with a non-potable water faucet. Another grove of poplars is located north of this spot along an intermittent stream. The grove and facilities are occasionally used by the Boy Scouts and other groups for overnight camping. Though they are not native to this area, the pines and the surrounding grassy hills provide a quiet, naturalistic setting for camping or picnicking, with a lush understory of grass, and scattered wild rose and poison oak.

Three aspects of existing vegetation are of particular importance:

1) Palm trees to be sold. Fourteen of the mature Canary Island date palms have been sold by GVRD to a landscape contractor and will be removed from the site. The sale of the trees will generate over $2000 each for site improvements and maintenance. None of the trees along the main driveway are to be sold. Although the palms could be considered part of the historic and aesthetic character of the ranch, they are subject to pests and disease that may eventually kill them (as the neighboring Monterey pines are dying off), and require maintenance that native trees would not.

2) Native grassland and elderberry shrubs. The project biologist identified significant stands of native grasses that extend from the west boundary of the site into the central Ranch area. This is a continuation of native grasslands identified by consultants for the Solano Land Trust and PG&E on the adjacent Vallejo Swett Ranch. It would be very desirable to protect these grasslands from disturbance, including intense grazing, as in a horse pasture. There are two elderberry shrubs on the site that are important to protect as potential food for the endangered Valley elderberry longhorned beetle.

3) Invasive exotic trees and shrubs should be controlled, and in some cases removed. Several of the introduced ornamental trees and plants are very invasive, and are reproducing and spreading. The blue gum eucalyptus falls into this category, but it is actually less invasive than the acacia, elms, giant reed, and pampas grass that are indicated on the vegetation maps. These plants should be removed from the site as soon as possible, and the eucalyptus sprouts managed to keep them from spreading.

GREATER VALLEJO RECREATION DISTRICT

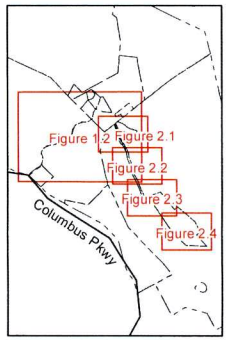
FIGURE 2.1: EXISTING CONDITIONS AND BIOLOGICAL RESOURCES, DRIVEWAY, NORTH

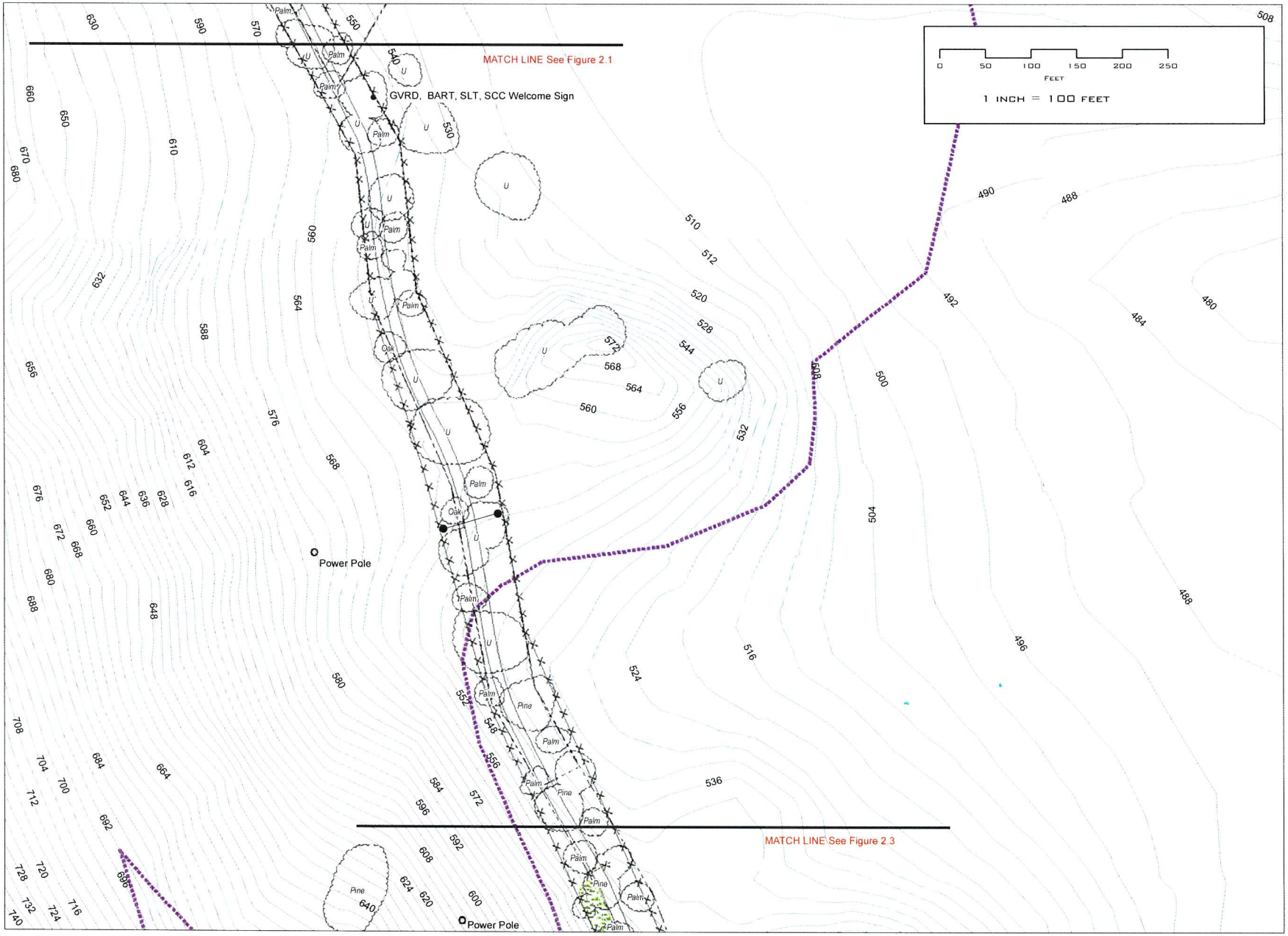
MCINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Elderberry Shrub
- Native Grassland
- Tree Trunks
- Ephemeral Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail
- Parcel Boundaries
- Contour Line
- Drainage/Potential Seasonal Wetland





GREATER VALLEJO RECREATION DISTRICT

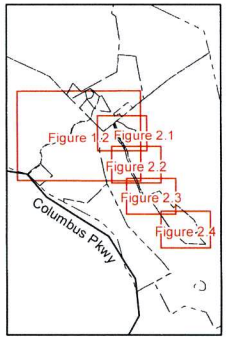
FIGURE 2.2: EXISTING CONDITIONS AND BIOLOGICAL RESOURCES, DRIVEWAY, SOUTH

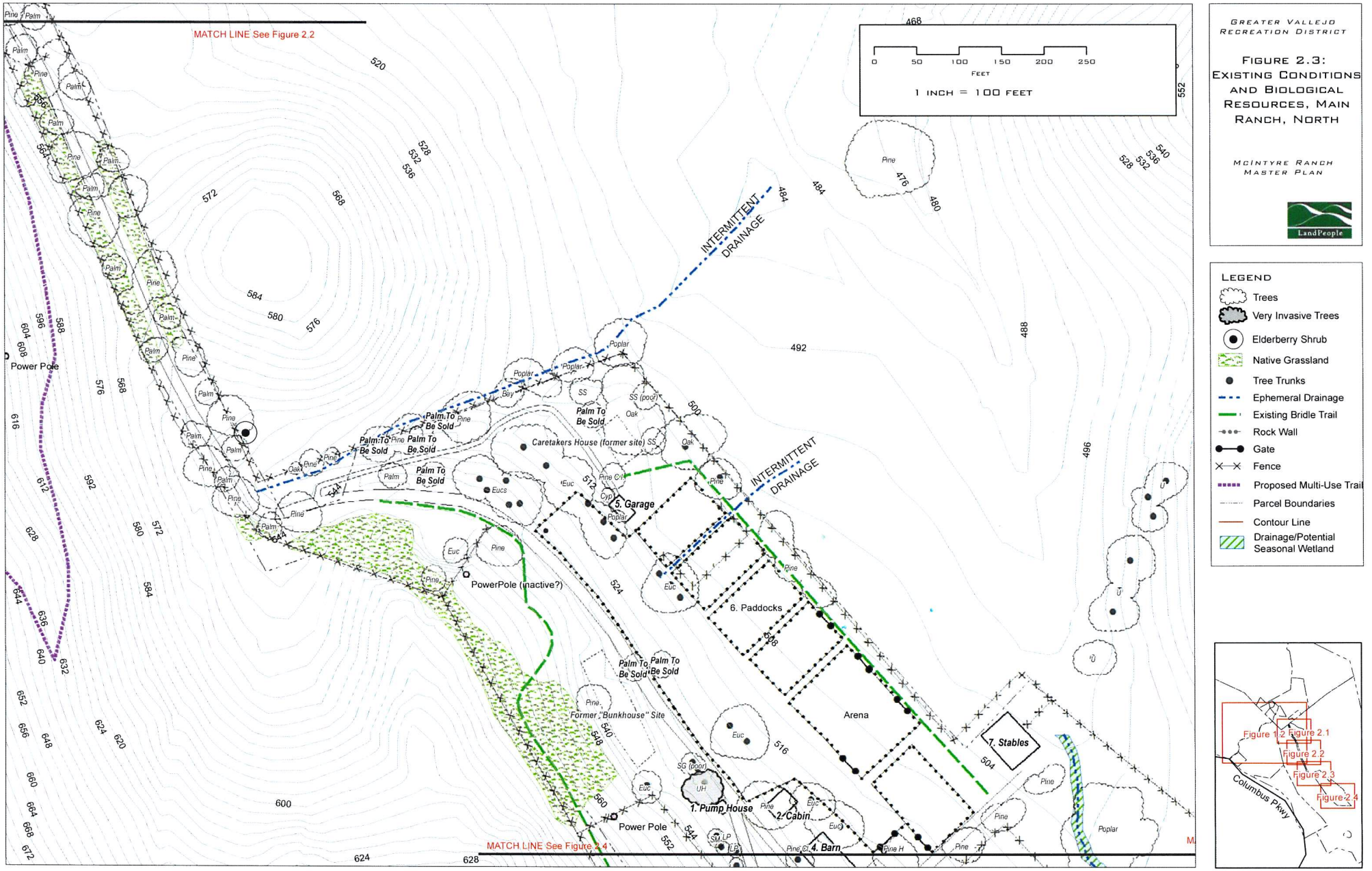
MCINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Elderberry Shrub
- Native Grassland
- Tree Trunks
- Ephemeral Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail
- Parcel Boundaries
- Contour Line
- Drainage/Potential Seasonal Wetland





GREATER VALLEJO RECREATION DISTRICT

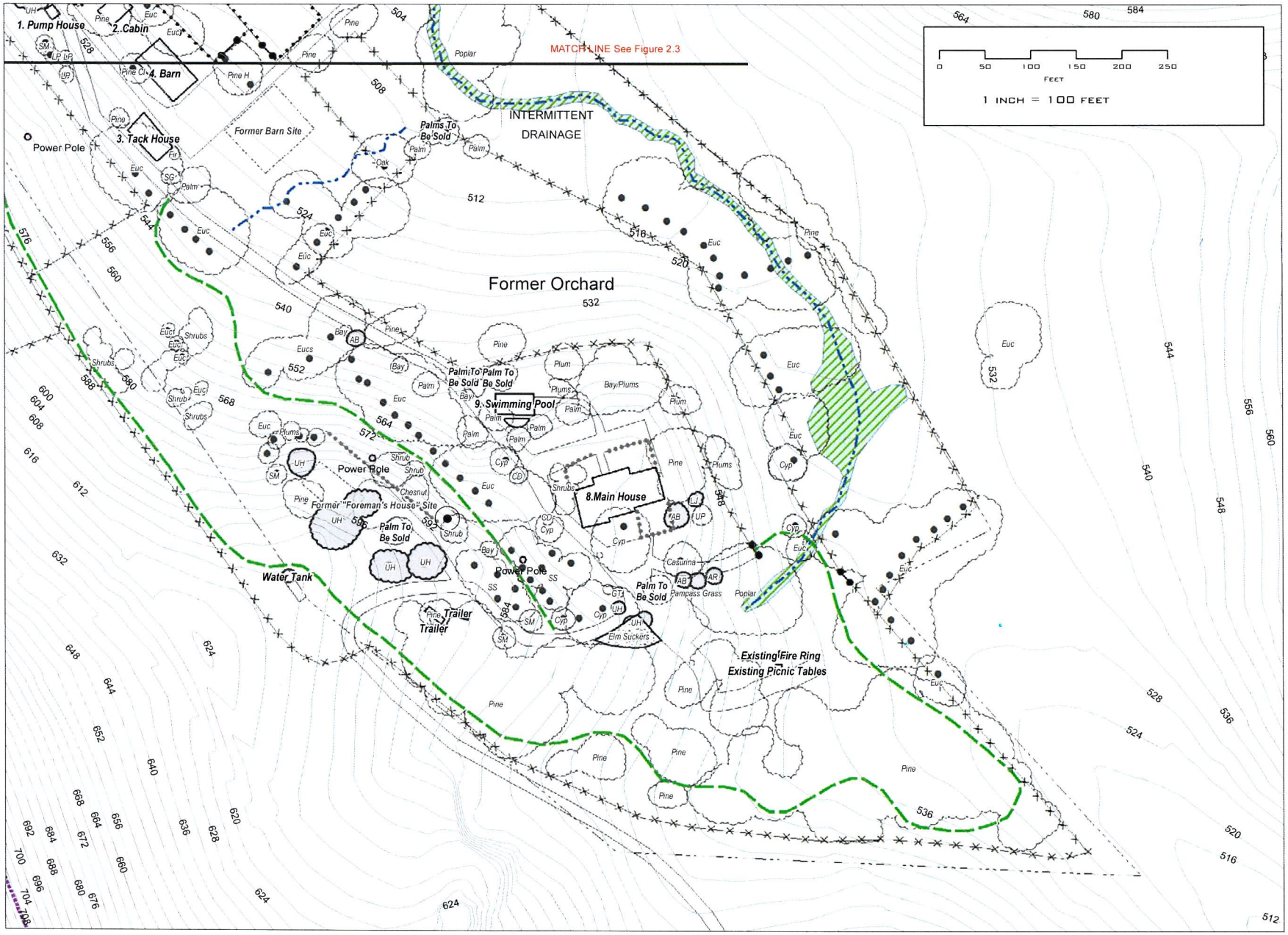
FIGURE 2.3: EXISTING CONDITIONS AND BIOLOGICAL RESOURCES, MAIN RANCH, NORTH

MCINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Elderberry Shrub
- Native Grassland
- Tree Trunks
- Ephemeral Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail
- Parcel Boundaries
- Contour Line
- Drainage/Potential Seasonal Wetland



GREATER VALLEJO RECREATION DISTRICT

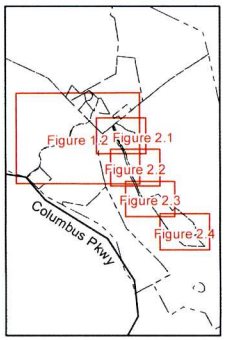
FIGURE 2.4: EXISTING CONDITIONS AND BIOLOGICAL RESOURCES, MAIN RANCH, SOUTH

MCINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Elderberry Shrub
- Native Grassland
- Tree Trunks
- Ephemeral Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail
- Parcel Boundaries
- Contour Line
- Drainage/Potential Seasonal Wetland



2.8 Site Access

The site access via St. Johns Mine Road passes along a portion of road that served primarily as the access for six local residents, in addition to Mc Intyre Ranch. Since the public acquisition of the McIntyre Ranch there has been contention by property owners on St. Johns Mine Road that at least the portion of the road beyond (east of) the second cattle gate is private, rather than a public road. The portion up to the second cattle guard, extending approximately 2,833 feet east of the intersection with Columbus Parkway, passes through City of Vallejo open space property, and is owned by the City in fee (outright). In a letter dated June 8, 2007, Vallejo City Engineer Gary Leach stated that review of map records shows the entirety of St. John's Mine Road, including the portion extending into the McIntyre Ranch, to be a public road, dedicated in 1938. However, Mr. Leach offered that the City would work with the property owners and GVRD to potentially vacate the public road and install a gate at the first cattle guard.

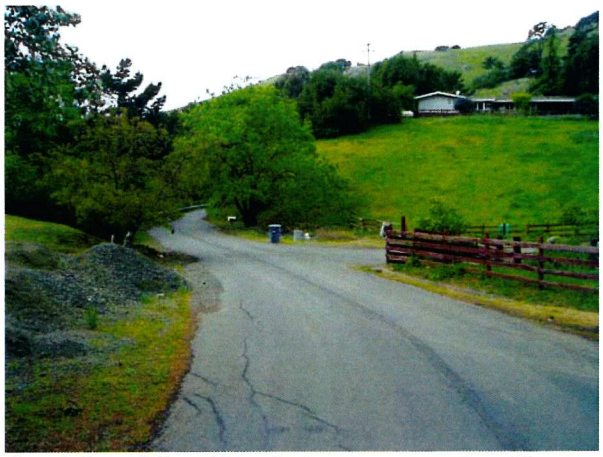
A large part of the residents' concern about public use of St. Johns Mine Road relates to random/uninvited public vehicles in their neighborhood, particularly at night. This has increased dramatically since the opening of the satellite Solano Community College campus at the end of the road in 2007. "No Parking" signs have been installed along the lower portion of the road to help address this issue. To further address this issue the residents would like an electric gate at the first cattle guard.

The connection to the McIntyre Ranch extends south from St. Johns Mine Road through property owned by Catherine Azevedo. The access to the McIntyre Ranch passes between an actively used equipment shed and yard located on the east side of the road north of the ranch entrance, and trucks, trailers and other equipment stored in a flat area on the west side of the road.

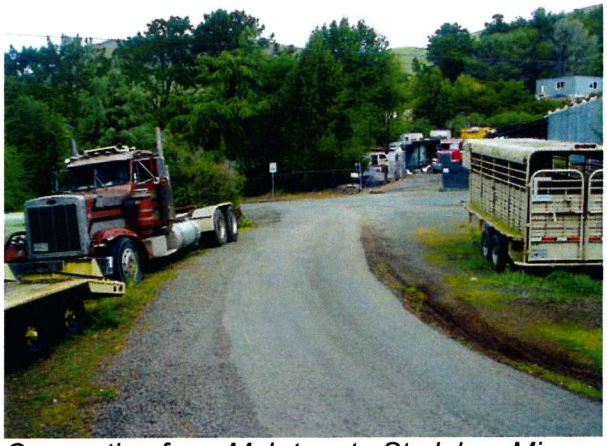
Intersection with Columbus Parkway

First cattle guard on St. Johns Mine Road

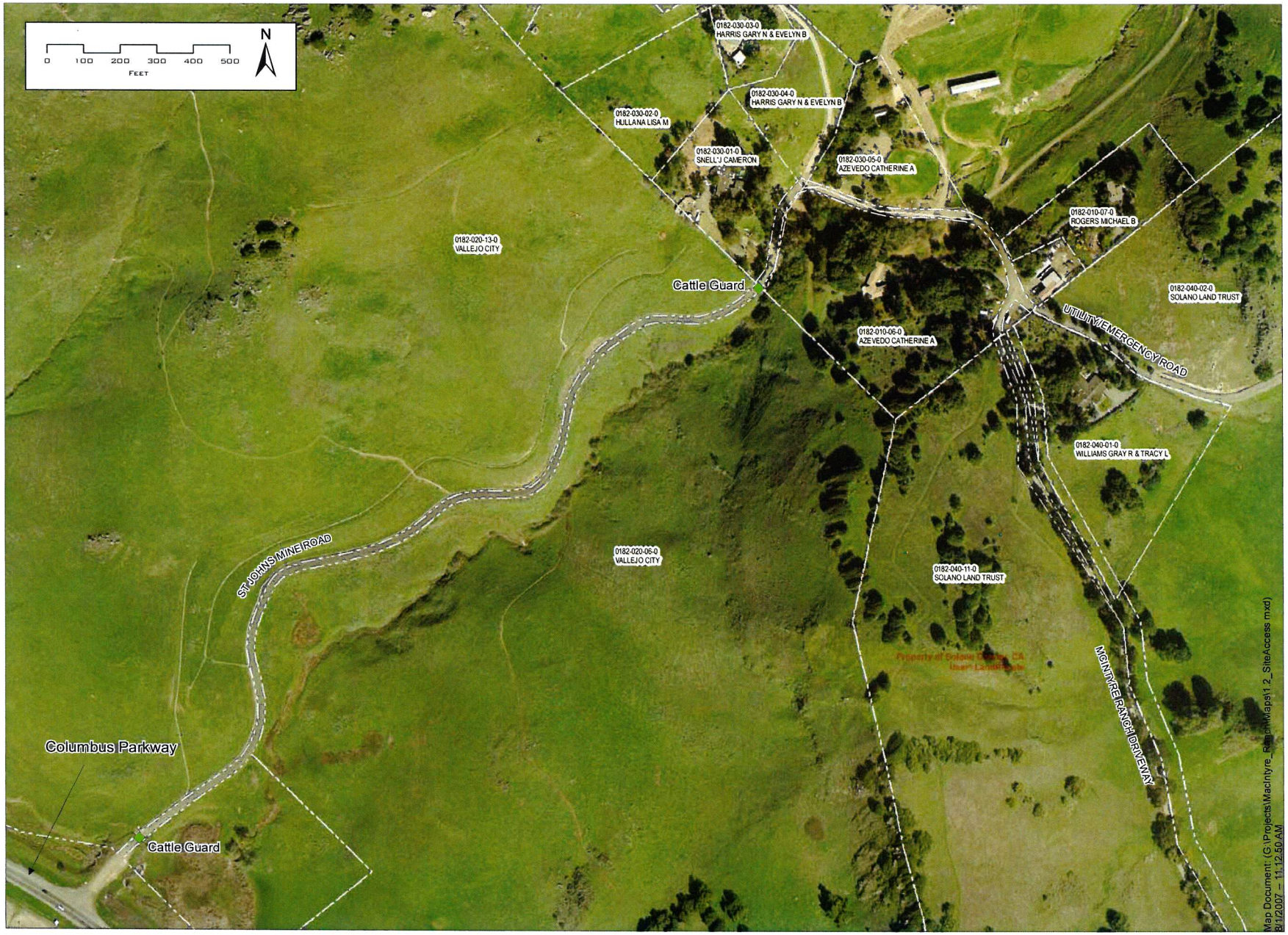
Second cattle guard on St. Johns Mine Road



St. Johns Mine Road above second cattle guard, looking west



Connection from McIntyre to St. Johns Mine Road, looking north

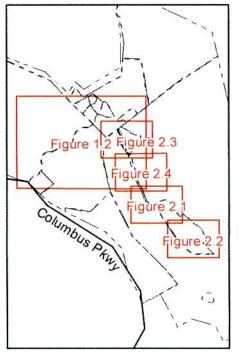


GREATER VALLEJO RECREATION DISTRICT

FIGURE 2.5: SITE ACCESS

MCINTYRE RANCH MASTER PLAN

LandPeople



Studies of potential alternative access routes from the south of the Ranch have shown that there are no feasible routes due to steep slopes, and major environmental and legal access constraints. The Master Plan recognizes that the use of St. Johns Mine Road is a subject that will need to be resolved through a separate process, and that the GVRD Board and staff are committed to working cooperatively with the neighbors to resolve these access issues. Even absent the neighbor's concerns, the nature of the access road, the conditions at Mc Intyre Ranch and the sensitivities on SLT's surrounding Vallejo Swett Ranch indicate that open public access, in which residents could drive up to the Ranch any time they desired, would not be feasible, and that public use should be on an invitation or event basis. The primary road use would be by staff and participants of the ongoing environmental education and research programs and uses established on the site.

2.9 Traffic Generation and Capacity

Public and agency comments at the initial workshop led GVRD to amend the scope of the Master Plan to include the study of potential alternatives to using St. Johns Mine Road as the access to Mc Intyre Ranch, and study of the past, current and potential future traffic generation relative to capacity. When the USGS Ecological Research Station was added to the Master Plan, a formal study by a Traffic Engineer was added to the study scope

Access Road Alternatives Study

The objective of the evaluation was to review and compare all potential alternatives, including use of St. Johns Mine Road, and identify the preferred alternative.

Topography, sensitive resources, property ownership, and existing development constrain alternatives to St. Johns Mine Road for access to Mc Intyre Ranch. Columbus Parkway is the nearest public road beyond St. Johns Mine Road, and is the logical connection point, but it is separated from the Ranch by a steep, rocky ridge that is highly visible and a key scenic resource for Vallejo. Five alternative access road routes were identified and reviewed, as described in Appendix A and illustrated in Figure 2.6. Three alternatives were eliminated from further study due to clear constraining factors outlined in Appendix A. Only St. Johns Mine Road and a new access road constructed from Blue Rock Springs Park were evaluated in detail.

1. **St. Johns Mine Road.** Continue to use St. Johns Mine Road but make improvements to the upper portion to make it safer and clearer as an access route, including measures to address private landowner concerns about liability related to the public use of the road. An additional option is to install an electric gate at the lower cattle guard; however the City would only permit this if the road was abandoned as a public road. Carpooling and/or shuttles would be required for most Mc Intyre Ranch activities and events.
2. **New access road from Blue Rock Springs Park along property line.** Construct a new access road from the northern parking area of Blue Rock Springs Park, along the northern boundary of the park, crossing a corner of the Blue Rock Springs Golf Course and potentially requiring a minor alteration of the course and installation of protective netting, then climbing the ridge near the water tank and connecting to the tank access road.

Comparison of Road Alternatives

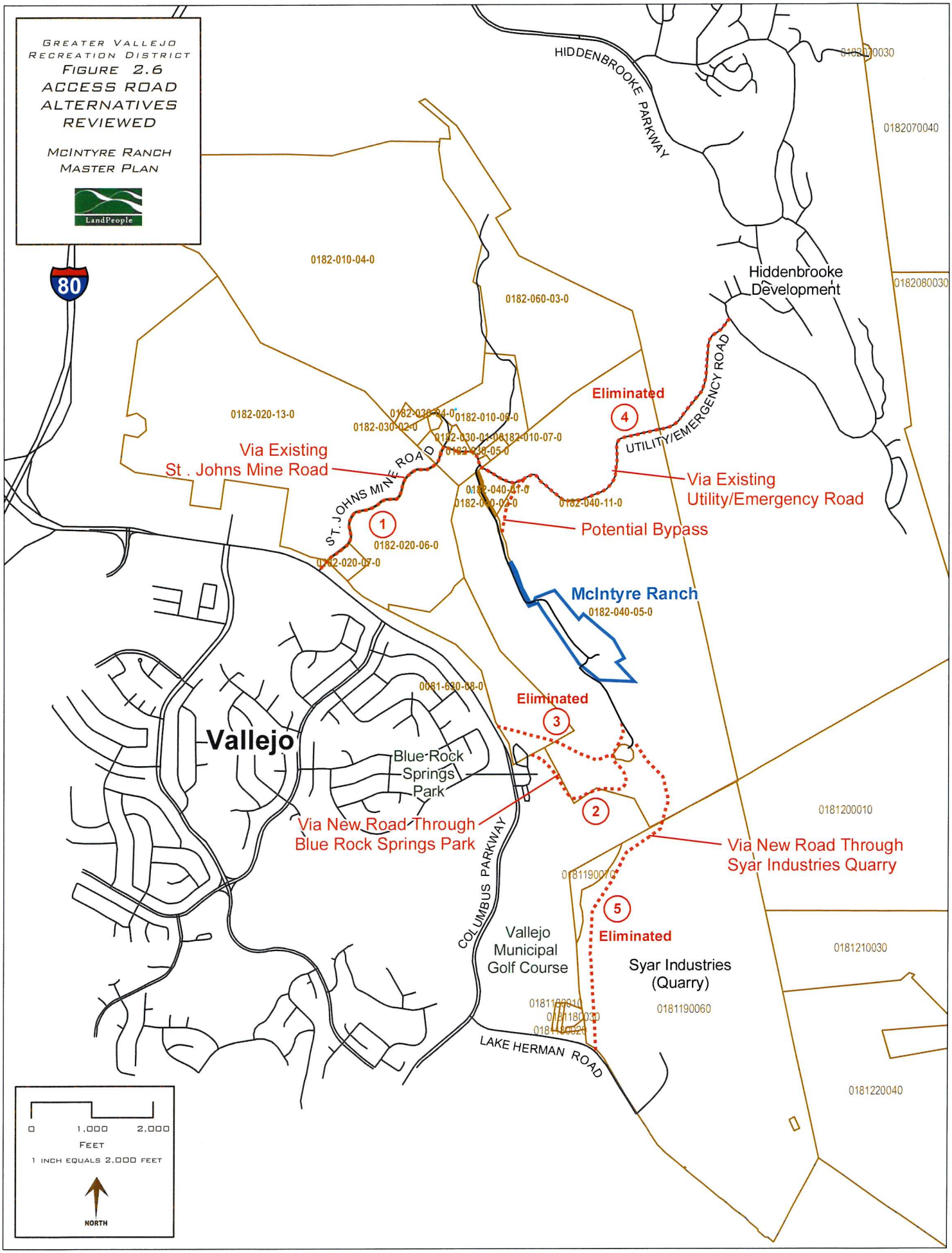
Table 2.1 summarizes the results of the evaluation of the two access road alternatives. The alternatives are evaluated and compared based on seven criteria:

1. Safety and function for road users
2. Ownership/access rights
3. Environmental issues
4. Visibility/visual impact
5. Land use compatibility
6. Construction/implementation cost (may include acquiring access rights)
7. Need/benefit in terms on traffic safety and capacity

Table 2.1: Comparison of Access Road Alternatives

	Improving St. Johns Mine Road	Constructing New Access Road
1. Safety and function for road users	Improves to County std for road of this type/use level	Improves to County std for road of this type/use level Provides secondary access for emergencies
2. Ownership/access rights	Need to resolve liability issue for private property owners	Need to acquire easement over SLT land and possibly golf course
3. Environmental issues	None	Potential impact on engangered species habitat
4. Visibility/visual impact	None	Visible from neighborhoods and streets to south and southwest
5. Land use compatibility	Increased traffic conflicts with rural residential setting	Low - conflicts with park, open space, trail, golf course and water tank
6. Construction/implementation cost (may include acquiring access rights)	Low	High
7. Need/benefit in terms on traffic safety and capacity	Meets County standards for capacity with projected use	Not justified based on capacity of improved St. Johns Mine Road

Constructing a new access road has some clear benefits: chiefly reducing the traffic on St. Johns Mine Road and potential impact on the seven residences it serves, along with providing a secondary emergency access to the Ranch (emergency access could potentially be made via the existing unpaved road that connects south to the Syar property). However the benefits of a new access road are far outweighed by the potential impacts it would have on endangered species, visual impact; land use impact on the park, open space, trail and golf course; its high construction cost, and the fact that St. Johns Mine Road generally meet standards for a road that would carry a much higher traffic capacity than the proposed uses at Mc Intyre Ranch combined with existing residential use.


GREATER VALLEJO RECREATION DISTRICT
FIGURE 2.6
ACCESS ROAD ALTERNATIVES REVIEWED
MCINTYRE RANCH MASTER PLAN
LandPeople
80
HIDDENBROOKE PARKWAY
0182070040
0182080030
Hiddenbrooke Development
0182-010-04-0
0182-060-03-0
0182-020-13-0
0182-030-04-0
0182-030-02-0
0182-030-01-0
0182-030-05-0
0182-010-08-0
0182-010-07-0
Eliminated
4
UTILITY/EMERGENCY ROAD
Via Existing
St . Johns Mine Road
ST. JOHNS MINE ROAD
1
0182-020-06-0
0182-020-07-0
0182-040-01-0
0182-040-02-0
0182-040-11-0
Via Existing
Utility/Emergency Road
Potential Bypass
McIntyre Ranch
0182-040-05-0
0081-630-08-0
Eliminated
3
Vallejo
Blue Rock
Springs
Park
2
Via New Road Through
Blue Rock Springs Park
COLUMBUS PARKWAY
0181200010
Via New Road Through
Syar Industries Quarry
0181190070
5
Eliminated
Vallejo
Municipal
Golf Course
Syar Industries
(Quarry)
0181210030
0181190060
0181180010
0181180030
0181180020
LAKE HERMAN ROAD
0181220040
0
1,000
2,000
FEET
1 INCH EQUALS 2,000 FEET
NORTH

Traffic Studies

In addition to access road alternatives and potential improvements to St. Johns Mine Road, the Access Road Alternatives Study in Appendix A included estimates of the relative levels of traffic carried by the road in the past, currently, and under scenarios for basic use and improvement of Mc Intyre Ranch. The following scenarios were used for the traffic study:

General Recreational Use. Future traffic for the basic recreational uses is based on the number of vehicles per event identified in GVRD's draft Activities Profile Table 2.3, and on a comparable existing facility with uses similar to those envisioned at Mc Intyre Ranch – Solano Land Trust's Rush Ranch Nature/Conference Center. The traffic anticipated from the USGS Ecological Research Station and the overnight children's camp was added to create an overall estimate of traffic generation.

Environmental Overnight Camp. This use is included in the range of recreational uses detailed in Table 2.3, except that it would have the exclusive use of the site outside of the Research Center during the times when the camp was operating. It would take the place of, rather than add to, the other uses listed. As with other uses, carpooling and buses would be used to minimize traffic on St. Johns Mine Road. The camp would accommodate up to 40 campers and 10 staff people, but the average daily traffic would be less that with general public activities and events because the campers and staff would stay on site up to a week at a time.

USGS Ecological Research Center. According to Research Biologist John Takekawa, the Research Center employs 4 to 6 permanent biologists, plus 5 to 15 technicians, resulting in about a dozen car trips daily (24 ADT[4]) going to and from work. Two to three government vehicles are taken out on an average day (6 ADT), which includes towing small to medium-sized boats about two times per month, or up to 10 times per month during winter when there are active research projects. The Research Center also employs 2 to 6 interns during the summer months, who are typically housed on site. The interns don't need to drive to the site for work, but during the summer they will make personal trips that are assumed to equate to the typical 10 ADT for a household. Deliveries and visitors are estimated at 4 ADT. The total estimated traffic for the Research Center is 44 ADT.

Traffic Engineering Analysis. Parisi Associates, Transportation Planners, were retained to take specific traffic counts on St. Johns Mine Road, review the preliminary traffic analysis and recommended improvements to St. Johns Mine Road, and evaluate the relative traffic impact of the proposed uses (see Appendix E). Their traffic generation estimates of average daily trips (ADT) are summarized below.

Six existing neighboring residences:	60 ADT
Current equestrian program:	56 ADT
Proposed Ecological Research Station:	60 ADT
Subtotal	176 ADT

Based on the capacity of St. Johns Mine Road per Solano County standards of 250 ADT, 74 trips would be available for other proposed uses on the Ranch – the Nature/Conference Center and the

[4] ADT – Average Daily Traffic. The average number of vehicles that travel a segment of road in a 24-hour period.

Overnight Environmental Education Camp while still remaining below the capacity of the road. The proposed Nature/Conference Center public uses are estimated at 14 ADT, but these uses and the equestrian activities would be curtailed during the time that Overnight Environmental Education Camp was in session, and the camp would have very low traffic generation except at the beginning and end of the session. Parisi Associates concluded: "It appears that the four proposed activities, an equestrian program; a Nature/Conference Center; a U.S. Geological Ecological Research Station; and overnight environmental youth camp, could coexist in some form, without a significant traffic impact."

Per Parisi Associates' recommendation, GVRD would schedule and manage these activities so as to limit the number of daily trips, including maintaining a scheduling matrix.

2.10 Technical Resource Studies

Four specific studies were prepared to investigate potential environmental and cultural resources on the Mc Intyre Ranch:

A **Biological Constraints Assessment** was completed by the Environmental Collaborative in November 2007. This included site reconnaissance and a review of potential Special Status plant and animal species. The Assessment identified native grassland stands that should be protected, recommended protection of mature trees to support roosting raptors and other birds, protection of buildings for potential bat habitat, including surveys for bats prior to demolition of remodeling of any buildings; control of invasive plant species, protection of elderberry shrubs as habitat for the Valley elderberry longhorned beetle; and protection of drainages and seasonal wetlands.

A **Historical Resources Report** was completed October 2007 by Meg Scantlebury/Holman Associates. This reviewed the history of the Ranch and evaluated the historic and architectural significance of the buildings, structures, objects, and sites as individual resources or resources contributing to the property as a whole. The report determined that none of these features are historical resources for the purposes of the California Environmental Quality Act (CEQA) as defined in Section 15064.5.

A **Cultural Resources Survey** of the Mc Intyre Ranch Property was completed by Holman Associates in August, 2007. The survey found no evidence of historic or prehistoric archaeological deposits in a surface inspection of the site. The report notes that there is a moderate potential that deposits could be uncovered through future building removal, grading, trenching, or vegetation clearing activities, and that archaeological monitors be retained to be on site during construction to identify any potentially significant archaeological deposits.

While the above three studies did not reveal major constraints, aspects of the surrounding property present significant constraints related to environmental resources and site access.

2.11 Solano Land Trust Vallejo Swett Ranch Opportunities and Constraints

The Solano Land Trust's Vallejo Swett Ranch property surrounding the Mc Intyre Ranch has a number of significant and sensitive resources, including habitat or potential habitat enhancement areas for the California red-legged frog, burrowing owl, and Callippe silverspot butterfly. Any Mc Intyre Ranch use or impacts that spill over into the surrounding property could be cause for concern

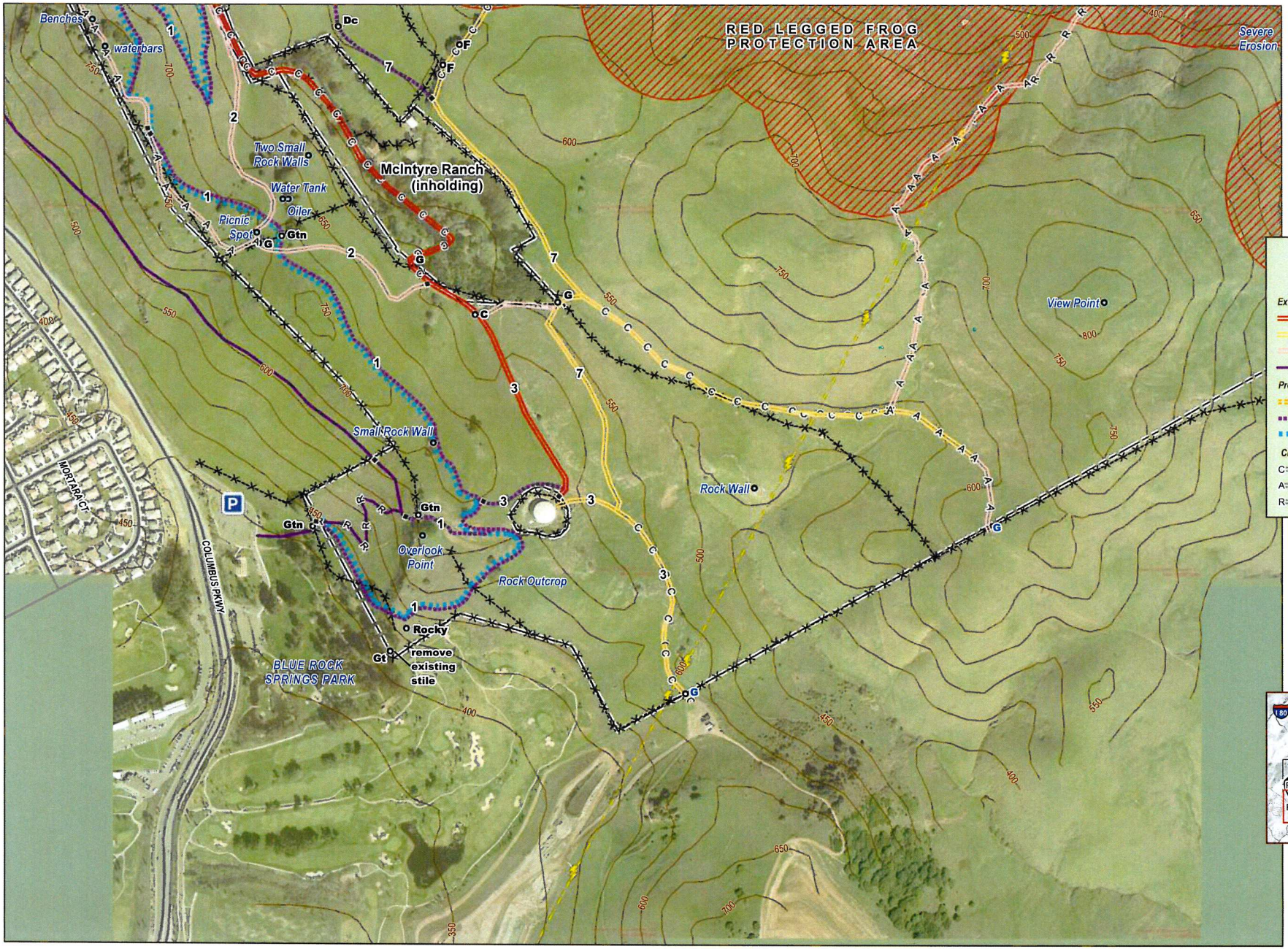
and must be managed and coordinated with SLT to avoid significant impacts. A basic principle of the Master Plan should be that use of the surrounding SLT land, though encouraged by the SLT Board, will occur only with specific coordination and permission. The uses planned on the Mc Intyre Ranch are stand-alone and do not depend on access to the surrounding property, though it would be desirable.

The plans for the use and improvement of the Vallejo Swett Ranch also include a trail system for public access – providing potential opportunities for use from Mc Intyre Ranch, but this hinges on approval by SLT and their partner on habitat enhancement and management, PG&E, completion of CEQA documentation on the SLT plans, and potentially acceptance of PG&E's habitat enhancement plans by the U.S. Fish and Wildlife Service.

Figures 2.7 and 2.8 show the surrounding Vallejo Swett Ranch trails proposed in the Sky Valley-Cordelia Hills Open Space Public Access Plan, adopted by the Solano Land Trust in 2007. Subject to agreement with GVRD, the primary public access point will be from GVRD's Blue Rock Springs Community Park, located off Columbus Parkway in Vallejo. This developed park has a large parking area, including an upper lot that could serve as the primary trailhead parking. This is an important trailhead for the Bay Area Ridge Trail segment planned on the Vallejo Swett Ranch.

The central portion of the Vallejo Swett Ranch features the most significant habitat for the California red-legged frog in the three ranch SLT open space area. It is designated as a public access limitation area to protect the frog, as well as burrowing owl habitat, wetlands and native bunchgrass grassland communities that exist in the flat areas to the east of McIntyre Ranch. The eastern area of the ranch also has severe unstable slopes, which make trails on hillside difficult to construct, drain, and maintain.

Trail routes east of Mc Intyre Ranch pass near red-legged frog and burrowing owl protection and habitat enhancement areas identified in SLT's Adaptive Management Plan, and may be subject to limitations on public access based on SLT's agreements with PG&E and responsible wildlife agencies.



SOLANO LAND TRUST

SKY VALLEY / CORDELIA HILLS PUBLIC ACCESS & RECREATION STUDY

FIGURE 2.7

VALLEJO SMETT RANCH SOUTH TRAILS AND FACILITIES

LEGEND

(SEE FIGURE 3.2 FOR COMPLETE LEGEND)

Existing Roads and Trails

- Paved Primary Access Road
- Unpaved Primary Access Roads
- Unpaved Secondary Access Road/Route
- Multi-Use Trail

Proposed Roads and Trails

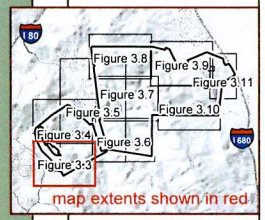
- Unpaved Access Road Reroutes
- Multi-Use Trail
- Bay Area Ridge Trail Designation

Closed, Abandoned and Retired Roads

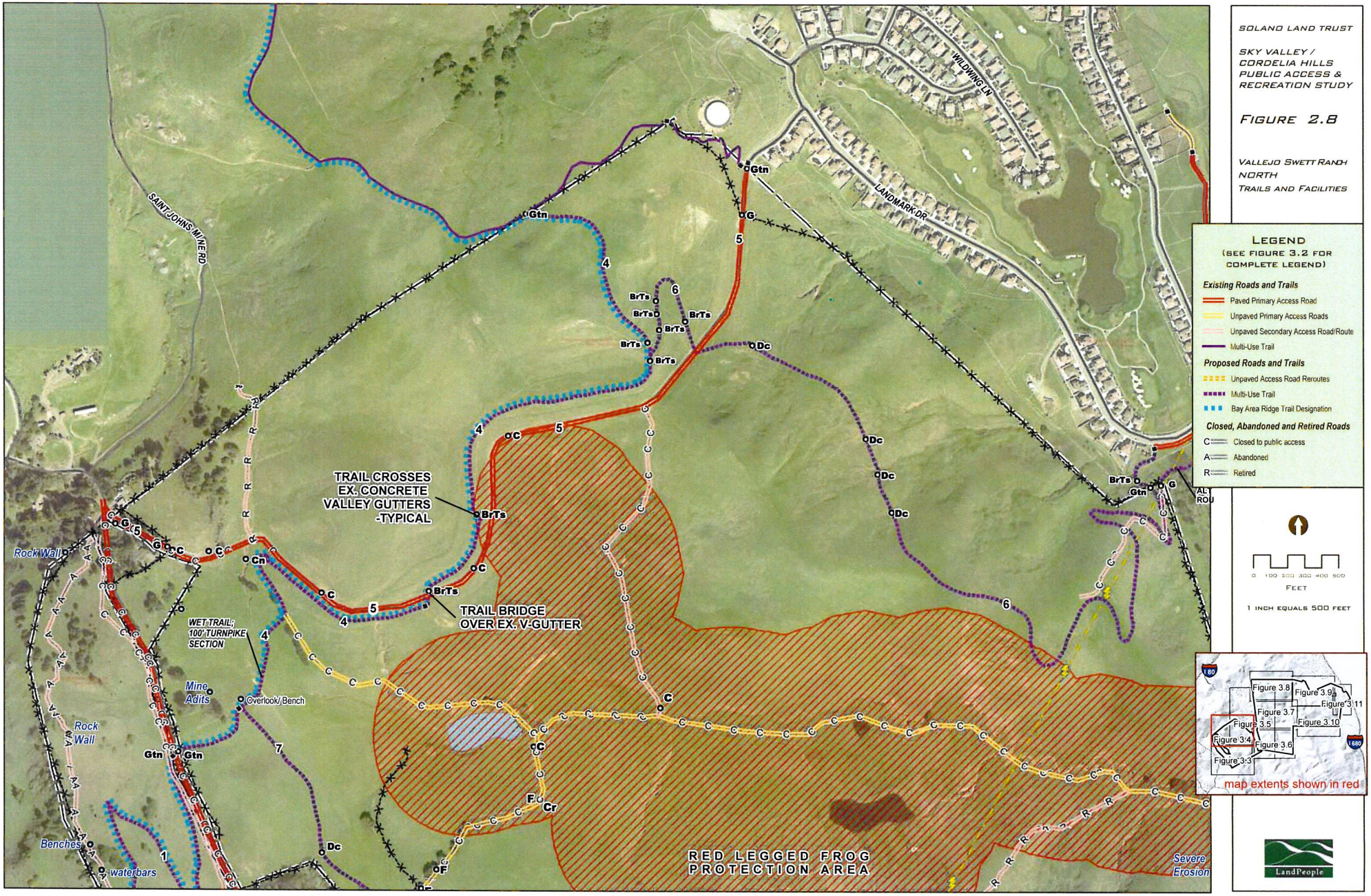
- C — Closed to public access
- A — Abandoned
- R — Retired

0 100 200 300 400 500 FEET

1 INCH EQUALS 500 FEET



LandPeople



SOLANO LAND TRUST

SKY VALLEY / CORDELIA HILLS PUBLIC ACCESS & RECREATION STUDY

FIGURE 2.8

VALLEJO SWETT RANCH NORTH
TRAILS AND FACILITIES

LEGEND

(SEE FIGURE 3.2 FOR COMPLETE LEGEND)

Existing Roads and Trails

- Paved Primary Access Road
- Unpaved Primary Access Roads
- Unpaved Secondary Access Road/Route
- Multi-Use Trail

Proposed Roads and Trails

- Unpaved Access Road Reroutes
- Multi-Use Trail
- Bay Area Ridge Trail Designation

Closed, Abandoned and Retired Roads

- C — Closed to public access
- A — Abandoned
- R — Retired

0 100 200 300 400 500 FEET

1 INCH EQUALS 500 FEET

LandPeople

2.12 Opportunities Summary

This section summarizes the key opportunities, considerations, and concepts for the Master Plan.

Recreational Opportunities

The Mc Intyre Ranch property offers excellent opportunities for low-intensity public recreation. In its current condition the property offers some excellent facilities for equestrian use. The tenants have made significant progress cleaning up the buildings and making minor improvements, though the major structural improvements that will ultimately be necessary to maintain or utilize the buildings are beyond their financial capabilities. All of the structures are in need of significant reconstruction or repairs except for the stables.

The Ranch, nestled in its small bucolic valley, is a world apart from urban and suburban Vallejo, yet just minutes away. The serenity of this setting is a major part of the value of the property, and offers an experience that would be partly lost if the site was extensively developed or occupied by large numbers of people.

The Ranch can be considered in terms of eleven distinct sub-areas as listed in Table 2.2 (the acres calculated by the computer mapping system don't add to the 22.15 acre total property area, which is assumed to exclude the driveway corridor).

Table 2.2: Mc Intyre Ranch Sub-Areas

Name	Acres
North Grove	1.82
Bunk House	1.44
Central Barn	1.58
Pasture 1	2.43
Pasture 2	0.85
Pasture 3	3.18
Pasture 4	2.32
Pasture 5	2.19
Main House	2.64
Pine Grove	3.43
Subtotal	21.87
Driveway	3.03
Total	24.90

The Main House is sited in a location that affords dramatic views over the valley, ample indoor and outdoor gathering and parking areas, and a close proximity to other potential use areas such as the pine grove. However, it is in a deteriorated condition, and based on initial indications, it is not a significant enough financial or historical resource to warrant restoration.

The damaged swimming pool and concrete deck have already been removed. The existing rock barbeque and cupboard area at the former pool complex might be feasible to restore and use in conjunction with an outdoor gathering space created on the site of the former pool.

There is apparently no functional septic system for the Main House, or any other sewage treatment systems on the site, so public use and/or residences would require construction of a new system or systems.

The current limited equestrian uses at the Ranch provide recreational, educational and therapeutic opportunities for local residents, and a limited amount of revenue and direct investment in improvements and maintenance at the Ranch. The current tenants' ideas for improvements such as additional parking and a covered arena would allow or support some modest expansion of these uses, and potentially provide enough additional revenue to cover the cost of the improvements.

The pine grove already has been providing hike-in camping opportunities for local youth. Improvements such as potable water, toilets, or more formal camping and day use facilities might be desirable to support and expand this type of use.

Preliminary Recreational Use and Improvement Concepts
Prior to the initiation of the Master Plan, preliminary ideas for basic improvement to the property had been generated from a variety of sources. The existing equestrian tenants contributed the following ideas or in-progress work:

- Continue to clear vegetation that has encroached over former ornamental garden areas;
- Continue to improve and protect the Barn – particularly the foundation;
- Develop a central parking area;
- Minor drainage improvements, including better definition and rock lining of some of the intermittent drainages;
- Repair the roof and front porch on the Tack House (completed);
- Continue and potentially expand the use as an equestrian center;
- Construct a covered arena to allow all-weather equestrian training and therapy.

Preliminary internal "brainstorming" by GVRD identified a list of potential public recreational or educational activities that could occur at McIntyre Ranch, presented in Table 2.3.

This list is not exclusive, nor does it constitute a formal proposal. It was developed for discussion purposes. Most activities would occur Spring through Fall. Car pooling would be encouraged, or in some cases, required. GVRD vans would provide transport for some events/activities.

Table 2.3: Draft McIntyre Ranch Activity Profile

Activity	# of people	Frequency	# of cars	Time
Ropes/challenge course	15-25	1x/week	3-5	day
Hikes	10-20	1x/week	3-5	day (maybe evening w/full moon)
Farm life	5-10	1x or 2x/week	2-3	day
Horse trail rides	10-25		4-10	day
Camping	4-16	2x/month	2-6	day
Star gazing	5-30	1x/month	2-15	night
Retreats	10-30	3-4x/year	3-12	day/eve
Archery	8-15	2x/month	3-5	day
Family events	15-30	6-8x/year	4-10	day/eve
Corporate events	20-40	3-4x/year	10-15	day
Team building	10-25	2x/month	4-10	day
Staff meetings	6-20	3-4x/year	3-5	day
Adventure camps	10-25	2-4x/year	3-8	day/eve
Bird watching	4-10	3-4x/year	2-4	day
Day camps	10-30	6-8x/year	3-10	day
Orienteering	4-10	3-4x/year	2-4	day
Mountain biking	5-20	1x/month	2-6	day
Outdoor fitness	5-10	2x/month	2-4	day
Field trips	15-30	8-10x/year	2-10	day

Planning Considerations for USGS Western Ecological Research Center

U.S. Geological Survey's Western Ecological Research Center (Research Center) conducts research on the nation's biological resources and provides science support for management agencies. The staff assists in the creation of wetland maps and works with native species, particularly birds. Currently the USGS Research Center is located on the northern portion of Mare Island in modular former military structures on a month-to-month lease. The land that the facility occupies is now City owned, and the Research Center is not included in the City's long term plan. The Research Center would like to take the opportunity to have a more permanent location for their facility at McIntyre Ranch.

The Research Center is a fairly large working facility with offices, meeting room, storage, parking and seasonal employee housing. It currently includes a 3000 s.f. modular office structure containing 9 private offices, 2 GIS workstations, a general work area, a wet lab, a computer lab area and a server room. In an additional 2000 s.f. modular office structure there is a conference room accommodating 35 people; 2 bathrooms, a shower and a kitchen. The Research Center also has a large outdoor storage yard as well as ample indoor storage located in an adjacent 22,000 s.f. former military warehouse.

The private offices are approximately 10' x12' and are used by the 4-6 permanent employees. The remaining offices and the GIS workstations are generally shared by the 5-15 technicians and the 2-6 interns that are on staff at a given time. The entire staff uses the 10' x 20' wet lab, the 10 x 20 computer lab, the 10' x 20' general work area, the 10' x 20' kitchen, the 20' x 30' conference room, the two 10' x 10' restrooms, the large storage space and the outdoor storage area. The 10' x 10'

server room is used by IT persons and for storage of computer equipment. Currently they are using a dedicated T1 line, but understand that McIntyre Ranch may not be able to provide that service, and would use satellite connection as an alternative. The current conference room is used for meetings held by USGS, as well as meetings conducted by outside agencies that need a central meeting space. A similar conference room at Mc Intyre Ranch could be available for use by environmental and community groups when requested in advance. A larger meeting space would also be desirable. An alternative would be to have a smaller meeting room within the Research Center complex and a larger meeting room available at the proposed Nature Center.

The Research Center needs to be separate from the active recreational portion of the facilities so that there is generally a quiet working environment, and so that the vehicle and foot traffic from the Center does not have to pass through the recreation area, and particularly any children's camp area, where a secure perimeter will be important for safety and security. At the same time the Research Center is compatible with the nature study objectives of the Ranch, and can offer tours, talks, and real-world project examples to support environmental education activities. The Research Center has been involved with children's environmental education in the past. The staff participated in an environmental education program operated by the adjacent U. S. Fish & Wildlife Service Mare Island facility from 1995 until 2003.

The USGS proposes to develop the Research Center facilities under a long-term lease arrangement with GVRD. In addition to shared use of its proposed facilities, USGS could participate in environmental education activities, participate in ecological research on the surrounding Solano Land Trust properties, and would provide an added security presence for the Ranch and St. Johns Mine Road.

The adopted Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation did not include a government research station with intern housing such as the proposed USGS Western Ecological Research Center. The USGS facility could be considered inconsistent with the Plan; however, it is not prohibited by the plan.

Planning Considerations for Environmental Education Overnight Camp

Research was done on other environmental camps within the Bay Area to identify the typical features and facilities and determine the type of program and improvements that would fit the best at McIntyre Ranch. Three comparable environmental camps were identified and studied in detail: Hidden Villa in Los Altos Hills in northern Santa Clara County, Jones Gulch in coastal San Mateo County, and Walker Creek Ranch in Marin County. Telephone interviews were conducted with the camp directors and summaries of programs, features and improvements were prepared (more detailed information is contained in Appendix G).

Hidden Villa is a 1600 acre outdoor education camp. It generally accommodates 200 campers at a time and most students sleep out under the stars, while some sleep in teepees. The length of stay for students varies depending upon the age and type of camp. 1st grade-4th grade day camp stays 5 days with 1 overnight stay. 4th grade-5th grade stays for a 5 day overnight camp. 6th grade-10th grade stays for a 12 day overnight camp. Consistent with the rustic nature of the camp, there are non-flush toilets throughout the camp. Generally formal housing is not provided on site for the staff. The overnight camp staff sleeps out under the stars with their students. The day camp staff sleeps in tents in a designated tent area. The dining hall serves only for eating rather than activities, as students are encouraged to explore and play outdoors. The camp provides a swimming pool and

once had a ropes course, but it was difficult to keep it up, so it was removed. There is access to farm animals and trails, and vegetables are harvested from the farm and eaten by the children. There is a nurse's station on-site. Also, there are a few smaller buildings that help serve indoor activities. A small nature center, store and office is located near the public entrance. There is a small parking lot serving the nature center and day camp drop off. It provides space for 20 cars. There is a maintenance center located on-site, and a property manager residence.

Jones Gulch is a 927 acre camp set in the redwoods offering both a summer camp, which accommodates 200-250 campers at a time, and an outdoor education camp, which accommodates 250-300 campers at a time. It provides dorms which sleep 10-12 students, and some cabins available for visiting families and adults. The typical length of stay for students is 6 days. Approximately 20 year-round staff members have permanent housing on site in the form of 1-3 bedroom homes which house the staff member and their family. The outdoor education program is contracted out and has its own staff of approximately 25, who are housed elsewhere. The dining facilities are located in a multi-use building which is also used for meeting purposes and student activities. Outdoor activities are encouraged and the camp provides activity areas, a climbing tower, a large swimming pool, an archery field and tether ball. A nurse's station is set up in one of the cabins by each program. There is an abundance of parking in 4 parking lots; 1 for staff and 3 for visitors. Three lots have approximately 20 spaces and one lot has approximately 50 spaces, for a total of 110 spaces. There is a maintenance area located on site comprised of 4 buildings. There is also a head office and residence for the on-site Facilities Manager.

Walker Creek Ranch is a 1700 acre outdoor education camp with about 10 acres of developed area. It generally accommodates 260 campers at a time and uses 13 cabins that sleep about 20 students each. The typical length of stay for students is 5 days, Monday through Friday, and the operating season runs concurrent with the school year. Approximately 8 permanent staff members have housing on site for themselves and their family. The 10 temporary naturalist/teachers share housing. Each teacher has their own room. The dining hall serves only as a dining hall, as students are encouraged to explore and play outdoors. The camp provides a 4 acre pond for swimming and fishing, an informal baseball field and soccer field, and trails for hiking. An infirmary is located adjacent to the student housing. There are 4 meeting space buildings. Two of these buildings hold 150 children, and a historic barn is also used as a meeting space. There is an abundance of parking which includes several parking lots and spaces available along the road. This configuration will hold up to 400 cars. There is also bus parking and a turnaround located adjacent to the dining hall. There is a maintenance area located on site comprised of several buildings, which include a wood shop and a mechanical shop.

These environmental camps are much larger than the facility that could realistically be established on McIntyre Ranch, but the research was useful to determine the types of facilities that would be desirable or required. Approximately 60 campers can be comfortably accommodated at McIntyre Ranch, assuming the site will be shared with the USGS Research Center. Other comparable environmental camps have relatively small developed areas, but have access to vast amounts of open space or wilderness trails, often with lakes, ponds or streams for swimming and/or water play. McIntyre Ranch has access to thousands of acres of Solano Land Trust and City of Vallejo open space, although there are constraints on the immediate surrounding land in that it is to be managed as an endangered species habitat mitigation project by PG&E. McIntyre Ranch does not have access to any suitable water recreation area, as the nearby ponds are designated as protected habitat for the endangered red-legged frog.

An overnight camp requires a higher level of emergency access and security than general recreational uses. Camp operators won't want the general public or other users to be freely able to pass through the area in which the children are staying. In this respect Mc Intyre Ranch is well-suited for a camp, provided the proposed USGS Research Station is located at the north end of the site. The Ranch's equestrian and potential farm and native plant gardens could be a focus of student activities that, along with visits to and from the Research Center, would compensate for lack of water access. The core use and activity areas for the camp are proposed to be clustered at the south end of the site, around the proposed Nature Center at the Main House site. The equestrian/farm center provides a day use area and a buffer between the camp and the Research Center.

3.0 MASTER PLAN

This section presents the specific use and improvements proposed for the Mc Intyre Ranch. The Master Plan is organized around four relatively distinct use areas, as shown in Figure 3.2. Each of these areas would have uses and facilities that are complementary, and could also function independently. Overall, Mc Intyre Ranch is envisioned as a facility providing access to nature and agriculture for Vallejo citizens. The envisioned uses include the U.S.G.S. Western Ecological Research Center – a complementary facility occupying the northern portion of the site; a demonstration farm/ranch and equestrian center, and a complex consisting of a small retreat conference center, outdoor education center, and a rustic picnic and camping facility for organized groups, especially youth. This complex would also function as an overnight environmental camp for local school classes.

There are three overall objectives for public use and improvements at McIntyre Ranch that are typical for similar public facilities:

1) Provide for public uses that provide maximum benefit to local residents served by GVRD;
2) Generate revenue from public use and compatible private use that will help to offset costs of owning, operating, and maintaining the land and facilities;
3) Maintain the site in an environmentally sound and aesthetically pleasing condition, including minimizing impact on neighboring properties.

Ideally the revenue generating uses and the public benefiting uses would coincide, and be compatible with neighboring property owner interests, or at least acceptance. Due to the remote nature of the site, environmental constraints on and around the site, and constraints regarding the access road, it is not contemplated that McIntyre Ranch would be open for casual public access. Access and use would be controlled based on entry permits and/or scheduled events or activities, and the environmental education and research programs and uses established on the site.

3.1 USGS Western Ecological Research Center - Northern Grove Area

A. Opportunities

Located at the north end of the Ranch, north of the central equestrian/agricultural area, the primary opportunity is the relatively level .27 acre/ 11,800 s.f. area formerly occupied by a caretaker residence. The area is bordered by an ephemeral stream and is adjacent to a gently sloping area shaded by eucalyptus trees. This site is well-separated from other uses and could function well as the site for the USGS Western Ecological Research Center. Facility locations were chosen to have the least impact on the natural topography and existing vegetation. As with any Ranch activities, carpooling and/or shuttles would be preferred to reduce traffic on the road in, and vehicles parking on the site.

B. Improvements/Options

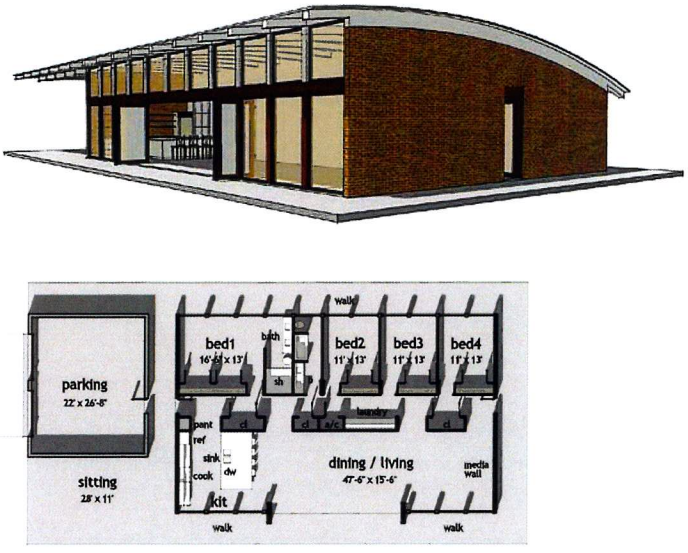
1. **Construct Research Center Main Building.** A structure of approximately 5,000 s.f. will be required to provide offices, work space, and meeting space equivalent to the existing USGS

rooms detailed above under Planning Considerations. This would be located near the site of the former Caretaker's House.

2. **Construct Storage Building and Yard.** An enclosed storage facility of approximately 3,000 s.f. is envisioned. The existing garage will be demolished and replaced by a larger Storage Building. The Storage Yard will be located between the new Research Center and the storage building. The floors of the storage facility must be reinforced concrete to accommodate the weight load of the large storage freezers that are used. The storage yard must be behind a locked gate to provide secure parking for the 2-3 government vehicles, plus the current inventory of 4 boats on trailers, 6-7 small boats that are transported in a truck bed, 2-3 canoes, 1 airboat, 3 travel trailers, 1 ATV and 1 dumpster. The storage area must also be locked for the security of the equipment. Alternatively, the boats could be stored off-site, reducing the size of the storage area, but USGS would prefer to store them on-site.

3. **Construct Intern Housing.** While the Research Center does not currently provide intern housing, it has done so in the past. There is a desire and an opportunity to do so in the new McIntyre Ranch location. The interns would work year round and would require on site housing for the entire year. It is anticipated that a 3-6 bedroom structure would adequately accommodate the interns. The intern housing could be used by environmental camp staff if bedroom space was available, and the laundry and shower facilities could be shared, if separated from bedrooms, even when the housing was full. A prototypical structure that could serve this purpose is shown in Figure 3.2.

Figure 3.1: Prototypical Intern Housing



Source: http://www.architecturaldesigns.com/house-plan-44072td.asp

4. **Provide Paved Parking.** It is estimated that 22 parking spaces will be needed to accommodate staff and visitors, as well as parking for the nearby intern housing. This would supplant the most northerly of the existing horse paddocks.

5. **Provide sewage tank and disposal field.** The Research Center will require its own septic field due to the distance from the septic system proposed for the Nature Center and the Environmental Camp. The most appropriate location would be in the second and third most northerly of the existing paddocks. Presumably the paddock use could remain above the septic drain field.

6. **Construct a 12' wide base rock surface road connecting to stable area.** This would allow one-way loop circulation for maintenance and for emergency access. It should have a gate at the north end to prevent general public entry into the paddocks area.

7. **Provide a potable water connection.** A water supply line may remain from the former Caretaker's House (see Infrastructure section for related improvements).

Summary: The Research Center complex would occupy the northern portion of the McIntyre Ranch site, which consists of approximately four acres. , The constructed facilities would have a footprint of approximately .5 acre. In addition to the conference room, USGS is willing to share the kitchen, restrooms, intern housing, storage and parking with other users by arrangement.

Table 3.1 shows the individual and overall footprint of the USGS facilities.

Table 3.1: Proposed USGS Research Center Elements

Element	Sq. Ft.
Research Center Building	5,000
Storage Building	3,000
Storage Yard	3,000
22 Car Parking Lot	7,000
Intern Housing	2,500
Total Estimated Footprint	**20,500**

*Note: All square footages are approximate.

3.2 Central Farm and Equestrian Area

A. Opportunities

As was the case during the private period of operation of the Ranch, this area serves as the center of equestrian and agricultural activity. The existing equine therapy and general equestrian uses fit into that overall theme and presumably could continue, based on acceptable financial arrangements with GVRD. Currently the right to use the property is based on the value of maintenance and improvements. As improvements are completed by

GVRD and/or the tenants, and other tenants or uses are introduced on the property, the arrangements for in-lieu services or cash payments may need to be re-examined.

The current tenants and McIntyre Ranch Foundation have expressed interest in having an improved and expanded parking area, a vegetable garden, and a covered arena. The current lease agreement limits the tenants to twelve horses. The acceptable maximum number of horses on a site varies widely depending on local codes and density is often unregulated. In any case it depends on how the horses are housed, trained, and turned out, and what other animals and uses are sharing the property. A general standard of one horse per acre is often used. Given the 14 acres available for paddocks and pasture or within the central barn area this would allow up to 14 horses on the property, or 17 if the 3.43 acre Pine Grove area was considered.

If a demonstration farm type use is developed at McIntyre Ranch, some additional uses of the existing structures, and additional agricultural structures and facilities may be required, such as a greenhouse, additional animal pens and sheds. East Bay Regional Park District's (EBRPD) Ardenwood Farm in Fremont is the best known and most extensive example of such a demonstration farm in the Bay Area, but there are many other examples, including Loma Vista Farm in Vallejo, The Little Farm at EBRPD's Tilden Regional Park Nature Center, and Deer Hollow Farm in Los Altos, managed by the Midpeninsula Regional Open Space District (MROSD).

B. Improvement Options

1. **Structural Assessment.** Obtain a thorough professional assessment of the structural and code deficiencies of the existing structures. This is likely to result in additions to the basic improvement items listed below, which should be considered "placeholders." Any and all improvements should be completed only after securing required building permits.
2. **Restore and Improve the Barn.** Provide a new foundation and related structural repairs. Once foundation repairs are completed, the barn would be used for its traditional purposes to shelter farm animals, store feed and equipment, and potentially as agricultural museum and demonstration space. The current tenants have improved interior space for an office.
3. **Restore and Improve the Tack House.** The roof and porch have recently been reconstructed. Another desirable improvement would be to re-point (add new grout between stones) the stone walls where required. In addition to storing tack and/or other agricultural supplies the tack house could continue to function as an office for the farm and/or equestrian uses.
4. **Maintain the Cabin**. It needs only minor repairs and is suitable for use as an office or for storage.
5. **Retain the Stables** – a relatively recently erected structure needing no improvements. If the carrying capacity and compatibility with other uses is acceptable, potentially an additional stable building could be constructed.
6. **Install a Covered Arena** – A covered arena would allow the equestrian and equine therapy activities to continue in inclement weather, and would also support agricultural

activities and other types of events. A small prefabricated steel arena, e.g. 100' by 180', could be located on the site of the existing paddock arena.

7. **Install a new Restroom** – Install a prefabricated restroom and connect to water supply and new septic system (see Infrastructure section for more information). A restroom with two "unisex" toilet units is proposed. The restroom roof and wall finishes should be carefully selected to blend into the rustic setting of the Ranch as much as possible – e.g. a stone veneer or wood siding on the walls.
8. **Improve the Central Ranch Parking/Yard Area** – an improved and expanded central parking area would better accommodate visitor parking and circulation for horse trailers and agricultural vehicles as well as fire and emergency access. To accommodate trailer-towing rigs, a 50' centerline turning radius is the assumed minimum. A loop road within the central barn area around a base rock surfaced space would accommodate approximately sixteen truck-horse trailer rigs (assuming approximately 13' x 40' per rig) plus approximately eight regular vehicles. The loop road would minimize the need for backing of trailers. This area could accommodate approximately 50 regular vehicles, though this extent of parking is not expected to be needed in conjunction with the other proposed parking areas. It would primarily be used as a farm/ranch yard area.
9. **Install a Greenhouse** – Assuming the environmental camp or another group was organized or stepped forward that was interested in farming and gardening activities. Loma Vista Farm and most other demonstration farms and gardens have greenhouses to support their agricultural education programs. A new prefabricated plastic greenhouse is included in the budget. The greenhouse could be sited near the former bunkhouse location or in other areas on the periphery of the central Ranch area.
10. **Improve/formalize Pasture and Garden Areas** – There are at least six separate small to large sized areas that could be used for pastures or gardens, plus the Pine Grove area should be grazed as required to reduce fuel load, or should be mowed. Some of these areas are currently fenced and used for horse or goat grazing. Some areas may need additional fencing and gates to be usable as pastures. The sloped area to the west of the Tack House may be suitable as a garden area if it is terraced, since it is not shaded by trees and is close to the proposed greenhouse site. The specific location, configuration and use of these areas will be resolved depending on the farm animals that are kept on site and the gardening activity, and are likely to change over time. Note that the area to the west of the bunkhouse site is NOT suitable for grazing or cultivation due to the existing stand of native grasses that should be protected.
11. **Install Agricultural Outbuildings** – If a farm/garden program is established. Smaller barns and sheds may be needed to store farm supplies and equipment and to house small farm animals.

3.3 Nature Center and Children's Environmental Camp - Main House Site

A. Opportunities

The Main House is badly damaged and is deemed infeasible to restore, but its hilltop setting, orientation to the surrounding landscape, and commanding views of the valley make it a prime site for a new structure. The footprint of the existing structure is approximately 40' x 90', or 3,600 square feet. A new nature center/conference/activity center structure of

approximately the same size could serve many functions that are compatible with the other use areas, or could function separately. It could include large and small meeting rooms, with flexible partitions, restrooms, and kitchen facilities. The nature center could operate on a part time basis through an agreement with other agencies or private organizations such as Solano Community College, Loma Vista Farm, the McIntyre Ranch Foundation, Solano Land Trust, Audubon Society, California Native Plant Society, and many others.

As discussed in Section 2.0, the swimming pool and concrete deck have been removed, but the site and the adjacent barbeque area could be improved as an outdoor classroom and gathering area in support of the Nature/Conference Center.

The current tenants are gradually clearing the overgrown gardens and orchard around the Main House site, but the remaining plants are haphazard and include some that are not well adapted to the site. This landscape renovation would be completed in conjunction with clearing and trimming vegetation for fire safety, as discussed in the Infrastructure Section. The planting and maintenance could potentially be part of a native plant gardening volunteer project.

B. Improvement Options

1. **Demolish the Main House.** Retain the adjacent rock building and garden walls and planters, terraces, lawn and garden areas, walkways, and driveway circling the house, although some modifications may be needed to improve the driveway as a one-way access loop, as discussed in the Infrastructure Section under On-site Roads.

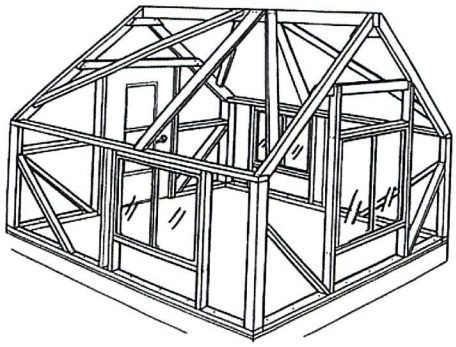
2. **Construct a New Nature/Conference/Activity Center Structure.** This structure would serve as the dining area, kitchen and main indoor activity area for the environmental camp. If the environmental camp use did not come to fruition, or was not in session, the structure could serve activities and events for the general public, and as a meeting space to expand on the USGS Research Center facilities. It could be made available for rent by the general public for events such as weddings, and by agencies and organizations for meetings or retreats

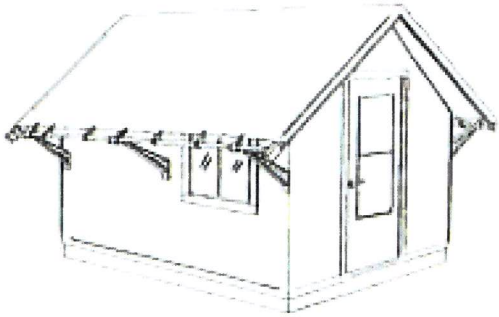
   The new approximately 3,600 square foot structure is envisioned as basic and utilitarian, being subordinate to the site and taking advantage of the views and surrounding landscape and outdoor gathering areas.

   It could be a custom designed and built structure or a prefabricated structure. Water and sewer system improvements would be required as discussed in the Infrastructure Section. As an environmental education center, it should feature "green" building techniques, similar to the Solano Land Trust's Rush Ranch Nature Center. It should have a large meeting room that could potentially be divided into smaller rooms; a kitchen, restrooms, office(s) and storage.

3. **Construct Tent Cabins for Campers.** Facilities at the other camps studied range from permanent cabins to sleeping under the stars. Tent cabins like the example in Figure 3.2 would be a compromise arrangement. Three clusters of six cabins each are envisioned. Each cabin can accommodate 4 students if bunk beds are provided, and a separate cabin is provided for 1 – 2 camp staff. Students will also have the opportunity to sleep out under the stars in the Pine Grove portion of the Ranch.

Figure 3.2: Example of Tent Cabins

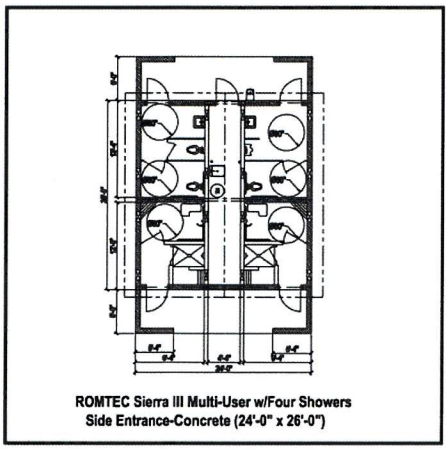




**Source: http://www.sweetwaterbungalows.com/*

4. **Construct Restroom/Shower Facilities.** Three buildings will be located in close proximity to the tent cabin clusters, including a facility to service the Pine Grove campers. These are envisioned to be prefabricated structures as illustrated in Figure 3.3.

Figure 3.3: Example of Restroom/Shower Facilities



**Source: http://www.romtec.com/Restrooms-Shower/Standard_Restroom-Shower/Model_2074/*

5. **Create a new terrace area** for outdoor events and gatherings such as environmental education classes:
    - Construct new concrete paving to provide space for approximately ten picnic tables accommodating up to 80 people.
    - Construct a new shade structure to partially cover the area.
    - Refurbish the existing rock barbeque/sink/counter structure.

6. **Renovate landscape areas** around the Nature/Conference Center and terrace:
   - Clear selected existing plants and prepare the soil in the area immediately around the Nature/Conference Center and terrace
   - Install new low-flow automatic irrigation system.
   - Install new native, drought-tolerant, fire-resistant planting.
7. **Construct parking south of the Nature/Activity Center.** Approximately 15 spaces are available along the perimeter of the existing driveway circling the site. Some additional parking is needed to serve the Center and the adjacent Pine Grove. Construct approximately 24 parking spaces south of the structure by grading and paving an area adjacent to the driveway. The proposed parking area includes some areas with highly invasive plants (acacia, elms, and giant reed) that can be removed in conjunction with creation of the parking.
8. **Provide Staff/Caretaker Residence at former Foreman's House site.** Grade and pave a base rock driveway, construct a foundation/pad, and install utility, water and septic connections to serve a caretaker trailer, RV, or manufactured home.

   Currently a caretaker's RV is parked behind the main house and connected to utilities there. This area is needed for parking for the Nature/Conference/Activity Center. The former Foreman's House site – a graded landing west of the Main House site is a good alternative location for a camp staff or caretaker residence.
9. **Potential Ranger Residence.** The Sky Valley-Cordelia Hills Open Space Access Plan included the potential concept of establishing a ranger residence at McIntyre Ranch. This arrangement might be beneficial to the management of McIntyre Ranch, but if it occurs it would need to be resolved through a separate process from the Master Plan. In this case the ranger would potentially occupy the caretaker's residence, and perform that function.

3.4 Pine Grove Area

A. Opportunities

The Pine Grove Area has been used on a limited basis for youth camping for many years. Expansion of the facilities to include more picnic tables and fire rings is proposed. The facility is proposed to be limited to picnics or overnight use by youth groups or in conjunction with organized events and activities at the Nature/Conference Center (no general public use). The use for picnicking or camping is intended to be hike-in or walk-in, except for potential drop-off of supplies – e.g. vehicles are not to leave the improved roads.

B. Improvement Options

1. **Clear and level additional space and install picnic tables and fire rings.** Two more fire rings with benches and three picnic tables each, similar to the existing site in the north end of the grove. Each site would have a potable water spigot.
2. **Provide portable (interim) restroom.** At minimum a portable handicapped-accessible toilet should be provided for campers. When the Nature/Conference Center and/or Environmental Camp is constructed this will provide permanent restrooms for the picnic/camping area.

3. **Gradually clear and replace the pines with native trees.** The non-native pines are likely to gradually succumb to disease and insects, as are the older pines along the Ranch driveway. A program to gradually replace the pines with native oaks and potentially bays should be conducted in conjunction with the initial clearing to add camp spaces and for fire safety, and as an ongoing volunteer effort.
4. **Install a low ropes course with some high course elements** (see next page for explanation of ropes course features). The western portion of the Pine Grove Area may be a desirable site for this due to its proximity to the Nature/Conference Center and camping. If a ropes course is determined to be suitable in the Pine Grove, the approximately 120' x 200' area at the west end could accommodate a ropes course with 7 to 12 low elements plus 3 to 5 high elements.

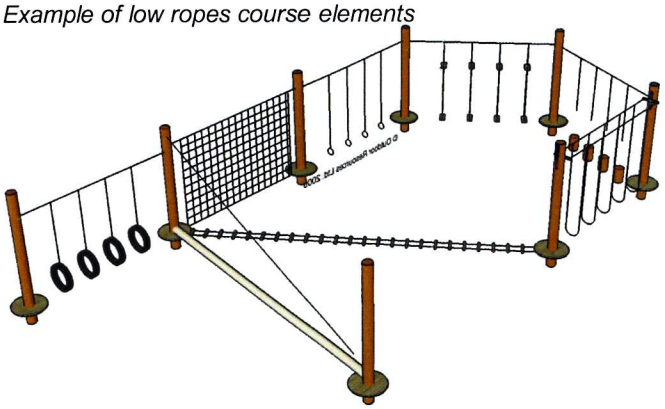
High ropes course example, Caraway Camp and Conference Ground, North Carolina

About Ropes Courses. A ropes course is a challenging outdoor personal development and team building facility and activity which usually consists of high and/or low elements. Low elements take place on the ground or only a few feet above the ground. High elements are usually constructed in trees or made of utility poles and require a belay for safety. The value of ropes course use is recognized in a broad range of activities, including education, recreation, therapy, and organizational development.[5]

High ropes courses elements are usually based 15 or more feet off the ground, Ropes courses built in trees tend to be less expensive since the major structural elements are already in place. Measures are taken to avoid damage to the trees. Although tree courses require additional annual maintenance and are more vulnerable to weather and disease than utility pole courses, they remain the preferred choice for many programs because of their environmental and aesthetic appeal.

Pole supported courses offer both convenience and the ability to fully customize the design and layout of a course. Proper spacing allows the additional convenience of modular activities that can be quickly swapped out to increase the range of available activities.

Example of low ropes course elements



Low ropes course elements are hybrids of the high course elements, often strung together in succession one to two feet of the ground. Group participants "spot" for individuals as they make their crossing. A low challenge course can be integrated into ropes courses built in trees or poles. They can also be designed to stand alone or as portable elements which can be moved from place to place to accommodate different programming needs.

Ropes courses should be designed and operated by trained accredited staff. There are two ropes course associations in the USA that maintain design standards and operational procedures that help lower insurance premiums: Professional Ropes Course Association (PRCA), and Association for Challenge Course Technology (ACCT). Specific design of a ropes course is beyond the scope of the Master Plan, but for a relatively small facility like McIntyre Ranch a low ropes course potentially combined with some high elements would be most practical.

[5] http://en.wikipedia.org/wiki/Ropes_course

3.5 Utilities, Infrastructure and Services

Basic infrastructure and utilities must be provided to support public use. The following improvements are recommended:

A. Sewer System

The site is served by a septic system. It is too distant from the nearest sewer lines, located along Columbus Parkway or in the Hiddenbrooke development, to make connection to sewers a practical alternative. The condition of the current septic system is unknown, and attempts to locate the existing tank and leech/disposal fields have been unsuccessful. It must be assumed that a new central septic system and sewer connections to restrooms, and kitchen or laundry facilities if any, will be needed. In the interim, portable toilets must be provided to support any uses at the site. To use a gravity sewer system the septic disposal field must be located lower than any of the facilities it serves. The pasture area north of the swimming pool/barbeque area is the logical location for the disposal field. The site is within Vallejo city limits, but Solano County environmental health standards may apply to the septic system. The disposal field must meet a 50 foot setback from the adjacent ephemeral drainage per County code.[6]

1. **Install a sewage tank and disposal field** in the paddock area south of the proposed USGS Research Center to serve that facility and the nearby intern housing.

2. **Install a sewage tank and disposal field** in the pasture area north of the Main House site to serve the Environmental Camp and Nature Center building and restrooms in the Farm/Equestrian Area.

3. **Construct sewer lateral lines** from proposed USGS facilities, restrooms, kitchen and laundry facilities to the sewage disposal tank and field.

4. **Provide interim or permanent handicapped-accessible portable toilets** in the locations specified under specific public use facilities.

B. Water Supply and System

The existing well, water tank and water lines are functioning well from a supply and delivery standpoint for the current limited use, and may be sufficient to serve new public uses. However, to use the water supply for public consumption requires testing to confirm that it provides adequate supply and meets County public health standards. The City does not have codes that apply to wells, and defers to County Environmental Heath Department in these situations. This may require installation of a water treatment system to meet standards. Also, there are concerns regarding the impact of increased use of well water on the local groundwater aquifer.

Connection to the City of Vallejo water system is an alternative that would require installation of a new meter and extension of a water line from St. Johns Mine Road.

[6] *Solano County Code*, Chapter 6.4, Sewage Standards, p. 34.

However the pressure in the line would only be adequate to serve areas up to 460' in elevation[7], while proposed facilities at the Ranch are at elevations from 500' to 560', or 600' at the former Foreman's House site. The City water would have to be pumped to the existing tank in order to provide adequate pressure. The system would still need to be monitored and tested to ensure that public water quality standards are not compromised.

1. **Complete an engineering study and design for on-site water supply and delivery for fire and drinking water.** Determine if the existing well, pump, tanks and water lines can be used, and/or any improvements or replacement needed. Study and design will also address potential impact on and sustainability of the ground water supply, and water supply for fire fighting purposes, as noted below.

2. **Test and document the existing well and water supply** to verify that it meets public drinking water standards, and maintain an ongoing testing program as required by County code.

3. **Make improvements to the well and water system or treatment as required to meet County standards.** Requirements to be determined based on above studies and testing.

   OR, if continued use of well water proves infeasible:

4. **Design and implement water system improvements to connect to the City of Vallejo water line** in St. John Mine Road. Use the existing water tank, or replace the tank and/or on-site water lines if they do not meet standards.

C. Fire Service and Safety

The site is served by the Vallejo Fire Department. It is in a wildland interface area surrounded by grasslands, with many fire-prone non-native trees (pines and eucalyptus) on the property and around the structures. There have been fires over the last few years originating at Columbus Parkway that have reached over the ridge to near the Ranch. Intermittent small fires can actually be beneficial in reducing fuel load, as is continued grazing, which is a key part of the management plan for the surrounding Vallejo Swett Ranch owned by Solano Land Trust. Managed grazing by the resident horses or goats, or potentially by cattle through arrangement with the grazing tenants on the adjacent land, should be a part of the management program at McIntyre Ranch.

Water supply for fire fighting is an important consideration in maintaining public use and any associated permanent housing. The nearest existing fire hydrant is located at the top of St. Johns Mine Road. A swimming pool or pond is a desirable water supply feature, but the existing pool wasn't practical to maintain, and the nearest cattle pond is located approximately 1500 feet from the central part of the Ranch on the Solano Land Trust Property, is designated as critical habitat for the endangered California red-legged frog, and will be fenced to prevent impact by cattle. It is thus inappropriate for use as an emergency firefighting water supply. The existing 18,000 gallon water tank is the critical source of water for fire fighting. Fire hydrants capable of supplying water at an amount and pressure to be

[7] Eric Jansen, City of Vallejo Water Division, personal communication, December 13, 2007.

specified by the Fire Department and designed into the water system should be installed within 250 feet of the structures, and within 100 feet of any new structure over 2,500 square feet[8] near the USGS Research Center facility and intern housing, the Nature Center and camping area, and in the central agricultural area. The existing main water tank may be adequate to provide the required fire flow pressure and duration.

Clearance around structures for fire safety is another important precaution. In January 2005 a new state law[9] became effective that extended the defensible space clearance around homes and structures from 30 feet to 100 feet. Per the California Department of Forestry and Fire Protection (CDF), the first 30 feet of this space should have no large trees or major flammable shrub masses, and in the next 70 feet large trees should be space apart with the lower limbs removed, and shrub plantings should be spaced apart. City of Vallejo Fire Department standards call for a 40 foot space cleared of brush or flammable vegetation, but do not include the requirements for tree trimming and clearance. Meeting the CDF standards would require the removal of several large eucalyptus and pines around the Cabin, Barn, and Tack House, and cypress and pines around the Main House site if it is replaced by another structure. The aesthetic and environmental impacts of removing these trees must be weighed against the risk to site users and fire fighters and of losing the structures in a fire. A budget for removing the trees in question and for thinning and pruning the other trees on the site has been included in the Master Plan improvements.

1. **Complete an engineering study and design for on-site water supply and delivery for fire and drinking water.** Determine if the existing tanks can be used, and/or any improvements or replacement needed.

2. **Install a fire hydrant near the USGS Research Center, in the central agricultural area and a fire hydrant near the proposed Nature Center.**

3. **Install water lines meeting fire flow standards** from the existing water tank and/or the unused second tank, connecting to the above fire hydrants.

4. **Remove flammable brush and shrubs from within 40 feet of existing and proposed structures.**

5. **Determine and complete a tree trimming and removal program,** weighing the safety benefits of clearance to meet CDF standards against the aesthetic, historic, and resource value of the trees. This is part of the overall management of the site, which should be coordinated with the Solano Land Trust's activities through a Cooperative Management Agreement, as discussed in the Implementation Section.

D. Drainage

The Master Plan minimizes the addition of impervious surfaces added to the site. Vegetated interceptor ditches and other Best Management Practices (BMPs) for erosion control and protection of water quality will be employed in the detailed design drainage features and operation of the facility. These water-related BMPs will be applied to equestrian activities,

[8] Gregory White, City of Vallejo Fire Prevention Department, personal communication December 18, 2007.
[9] California Public Resources Code Section 4291-4299

manure management, pest management, farming activities and other activities on the site. These BMPs are intended to avoid harm to special status species, erosion, flooding, introducing new contaminants to surface and groundwater, and increasing rate and flows of stormwater runoff.

Poorly-defined drainage routes in the vicinity of the former barn site and at the north end of the paddocks should be relocated and/or improved to prevent wet conditions.

E. On-Site Roads

The on-site road system is generally in good condition and adequate for limited access, but it doesn't meet standards for regular public access or emergency access. The need to improve the on-site road system depends on the level of use and improvement that is proposed in the approved Master Plan and on City of Vallejo review and comment, particularly Vallejo Fire Department. The Fire Official has the authority to grant an exception to standards. At minimum, in addition to the road, parking and driveway additions specified in prior sections, an allowance for localized repairs and a chip seal overlay of the existing paved roads is budgeted as part of the Master Plan improvements.

Note: road and circulation improvements are included in other Master Plan sections that comprise part of the overall fire and emergency access and circulation requirements.

1. **Apply to the Vallejo Fire Official for an exception to standards** to allow a one lane driveway with turnouts at regular intervals, and to allow portions of the on-site circulation system to be base rock surfaced, rather than the preferred asphalt.

2. **Construct driveway turnouts at regular intervals** (e.g. 400 feet on center), if allowed,

   OR:

3. **Widen the existing driveway and main access road** up to the Main House to 20' width to facilitate public and emergency vehicle access.

4. **Re-seal the existing on-site road system,** including localized pothole repairs, following completion of other major construction.

5. **Install 15 MPH signs** and pavement markings on on-site roads.

F. St. Johns Mine Road Arrangements and Improvements

The analysis summarized in Section 3.6 and detailed in Appendix A concludes that constructing a new access road to McIntyre Ranch is not a cost effective or environmentally suitable alternative to use of St. Johns Mine Road. However, improvements and arrangements for St. Johns Mine Road are recommended to help address the relatively minor level of additional traffic that is anticipated from the envisioned McIntyre Ranch uses, and to address existing concerns regarding general public vehicles using the road. These improvements were reviewed by Parisi Associates' Traffic Engineer:

1. Negotiate an agreement with the residents along the road and with the City of Vallejo for the use and maintenance of the road.

2. Complete a mutual indemnification agreement to address road liability concerns.

3. Trim low-hanging trees on the south side of the road for improved sight distance.

4. Add a yellow centerline stripe in locations where the roadway width is a minimum of twenty-feet.

5. Clear dirt and vegetation encroaching on the roadway to the edge of the asphalt.

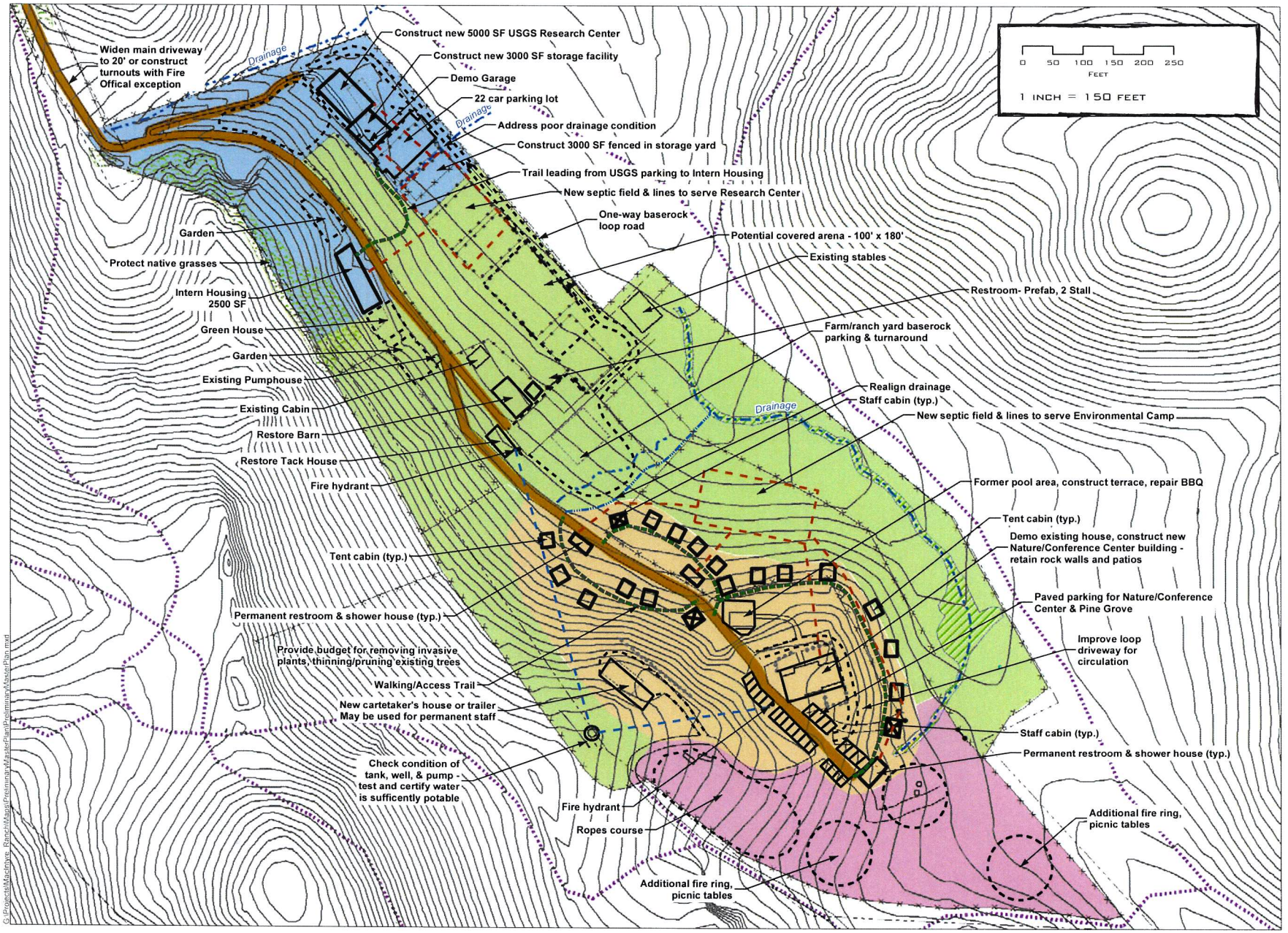
6. Re-pave the driveway access to the Ranch across the Azevedo property.

7. Install white edge lines along the edges of the upper roadway and work with the City of Vallejo to maintain the roadsides clear of dirt and vegetation so that the edge lines are visible.

8. Install 25 MPH pavement markings on St. Johns Mine Road between the two cattle gates.

9. Install a sign stating "No Through Traffic to Hiddenbrooke" on St. Johns Mine Road.

10. Construct a base rock-surfaced carpool parking area accommodating approximately 13 vehicles, approximately 20' x 120', on the south side of the road outside the first cattle guard near the intersection of St. Johns Mine Road and Columbus Parkway. Install sign(s) – "Permit Parking for McIntyre Ranch Only – all other vehicles will be towed."


Widen main driveway to 20' or construct turnouts with Fire Offical exception
Drainage
Construct new 5000 SF USGS Research Center
Construct new 3000 SF storage facility
Demo Garage
22 car parking lot
Drainage
Address poor drainage condition
Construct 3000 SF fenced in storage yard
Trail leading from USGS parking to Intern Housing
New septic field & lines to serve Research Center
One-way baserock loop road
Potential covered arena - 100' x 180'
Existing stables
Restroom- Prefab, 2 Stall
Farm/ranch yard baserock parking & turnaround
Garden
Protect native grasses
Intern Housing 2500 SF
Green House
Garden
Existing Pumphouse
Existing Cabin
Restore Barn
Restore Tack House
Fire hydrant
Realign drainage
Staff cabin (typ.)
Drainage
New septic field & lines to serve Environmental Camp
Former pool area, construct terrace, repair BBQ
Tent cabin (typ.)
Demo existing house, construct new Nature/Conference Center building - retain rock walls and patios
Tent cabin (typ.)
Paved parking for Nature/Conference Center & Pine Grove
Permanent restroom & shower house (typ.)
Improve loop driveway for circulation
Provide budget for removing invasive plants, thinning/pruning existing trees
Walking/Access Trail
New cartetaker's house or trailer May be used for permanent staff
Staff cabin (typ.)
Permanent restroom & shower house (typ.)
Check condition of tank, well, & pump - test and certify water is sufficently potable
Fire hydrant
Ropes course
Additional fire ring, picnic tables
Additional fire ring, picnic tables
0 50 100 150 200 250
Feet
1 inch = 150 feet
Greater Vallejo Recreation District
Master Plan
Figure 3.4
May, 2009
McIntyre Ranch Master Plan
LandPeople
Legend
Trail
Buildings
Parking
Rock Wall
Gate
Fence
Elevation Contours
Elevation Contours
Intermittent Streams
Road
Wetlands
Native Grasses
MasterPlan_Subareas
Name
CENTRAL RANCH AREA
MAIN HOUSE
NORTHERN GROVE
PINE GROVE
Trails
G:\Projects\MacIntyre_Ranch\Maps\PreliminaryMasterPlan\PreliminaryMasterPlan.mxd

3.6 Implementation Steps

Following the certification of a CEQA document and adoption of this Master Plan, the timing of implementation steps depends on a number of factors, including available time from GVRD staff and relative priority of the project, the ability to secure agreements and permits, the ability to secure grant funding, and the interest of local constituents and local organizations in partnering on and/or promoting specific facilities. The following are the basic steps toward implementation, which may not occur in this order:

1. Complete the Site Development Permit process through the City of Vallejo.

2. Resolve an agreement with the neighboring residents and the City of Vallejo regarding use and maintenance of St. Johns Mine Road.

3. Resolve a Memorandum of Understanding leading to a formal long-term lease agreement with the U.S. Geological Survey for the development of the Western Ecological Research Center and related site improvements.

4. Obtain grant funding for design of specific improvements – may be done in phases depending on interest and opportunities for funding and partnering on various Master Plan elements.

5. Retain consultants to complete detailed topographic surveys, engineering studies of the water and sewer systems, and designs and construction documents for Master Plan improvements, or phased elements.

6. In conjunction with design, and prior to implementation, prepare specific operation and management requirements and guidelines for new and expanded uses to ensure that any significant impacts are avoided on-site and off-site. This includes specific rules and requirements for carpooling and shuttles, hours and types of use, and Best Management Practices (BMPs) for equestrian uses, agricultural uses, and public uses such as picnicking or camping.

7. Work with the Solano Land Trust to develop a Cooperative Management Agreement for coordination of the uses on the Mc Intyre Ranch with activities on the surrounding Vallejo Swett Ranch. A committee may be formed for ongoing coordination, to include (at minimum) SLT, GVRD, PG&E, Solano County (which may provide ranger presence on the surrounding lands) and the City of Vallejo. The agreement and coordination would address issues such as:
    - Development of specific use agreements and special use or event permissions
    - Integration with SLT's Adaptive Management Plan
    - Recognition of Habitat Enhancement Measures on the Vallejo Swett Ranch and what this means to users
    - Fire control
    - Weed control
    - Educational opportunities
    - Stewardship opportunities
    - Trail use and maintenance
    - Joint facility use (e.g. horse troughs, bathrooms, picnic tables)

- Docent training (needed for all users on Vallejo Swett until public access is granted)
- Joint grant opportunities (interpretive signage, directional signage, staffing, etc)
- Permitting and environmental process for future projects

3.7 Cost Estimate

Table 3.2 provides a planning-level estimate of cost to complete technical studies, design, permitting, and construction of the Mc Intyre Ranch improvements. There are many unknowns, options, and variables in the scope and cost of implementation, so this estimate should be considered a general guide for planning and budgeting purposes. The phasing and schedule for implementation of the Master Plan will be driven largely by opportunities for funding or direct aid through grants and partnerships.

Table 3.2: Planning-Level Cost Estimate

Date: May, 2009

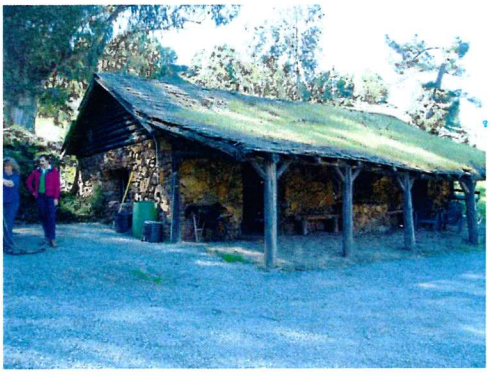
	Item	Unit	Qty	Unit Price	Total
	Project Start-Up				
1	Mobilization, Bonding, and Project Staking	LS	allow	-	$ 20,000.00
2	Staging and Traffic Control, other General Conditions	LS	allow	-	$ 20,000.00
3	Contingency - Level of estimate accuracy	allow	15%	-	$ 6,000.00
	Project Start-Up TOTAL				**$ 40,000.00**
	USGS Western Ecological Research Center (placeholder - all costs by USGS)				
4	Site Preparation- grading, drainage, and erosion control	SF	20,500	$ 5.00	$ 102,500.00
5	Research Center Main Building	SF	5,000	$ 200.00	$ 1,000,000.00
6	Storage Building	SF	3,000	$ 50.00	$ 150,000.00
7	Storage Yard - A.C. pavement and C.L. fence	SF	3,000	$ 10.00	$ 30,000.00
8	Intern Housing	SF	2,500	$ 150.00	$ 375,000.00
9	Parking- 22 Spaces	SF	8,000	$ 8.00	$ 64,000.00
10	Sewage Tank and Disposal Field (see Utilities Section below)	LS	allow	$ 50,000.00	$ 50,000.00
11	Driveway - A.C. pavement 12' wide w/ turnouts	LF	500	$ 96.00	$ 48,000.00
12	Base Rock Surface Road - 10' wide	LF	550	$ 20.00	$ 11,000.00
13	Water System Connection	LF	500	$ 20.00	$ 10,000.00
14	Contingency - Level of estimate accuracy	allow	15%	-	$ 276,075.00
	Research Center TOTAL				**$ 1,738,000.00**
	Central Farm and Equestrian Area				
15	Structural Assessment - Barn	LS	allow	$ 20,000.00	$ 20,000.00
16	Restore/Improve Barn (actual cost det. by Structural Assessment)	LS	allow	$ 200,000.00	$ 200,000.00
17	Tack House- Masonry Repairs and Minor Improvements	LS	allow	$ 5,000.00	$ 5,000.00
18	Cabin - Minor Repairs and Improvements	LS	allow	$ 2,000.00	$ 2,000.00
19	Stables- Minor Improvements	LS	allow	$ 2,000.00	$ 2,000.00
20	Restroom- Prefab 2 stall	LS	allow	$ 30,000.00	$ 30,000.00
21	Parking- Base Rock, 50 Cars or 16 Truck/Horse Trailers	SF	18,000	$ 2.00	$ 36,000.00
22	Greenhouse - Prefab, 12' x 20'	SF	240	$ 20.00	$ 4,800.00
23	Pasture and Garden Areas Fencing	LF	10,000	$ 5.00	$ 50,000.00
24	Agricultural Outbuildings- If Desired	LS	allow	$ 10,000.00	$ 10,000.00
25	Contingency - Level of estimate accuracy	allow	15%	-	$ 53,970.00
	Central Farm Area TOTAL				**$ 349,800.00**
	Add Optional Covered Arena				
20	Covered Arena, if desired, e.g. 80' X 120'	SF	9,600	$ 20.00	$ 192,000.00
25	Contingency - Level of estimate accuracy	allow	15%	-	$ 28,800.00
	Central Farm Area TOTAL w/Covered Arena				**$ 570,600.00**
	Nature Center and Overnight Environmental Camp				
27	Main House Demo (includes asbestos testing and removal)	LS	allow	$ 10,000.00	$ 10,000.00
28	Nature/Conference Center	SF	3,600	$ 150.00	$ 540,000.00
29	Tent Cabins - with Wood Platforms, Bunks	EA	20	$ 5,000.00	$ 100,000.00
30	Staff Cabins - Prefab wood structures	EA	4	$ 10,000.00	$ 40,000.00
31	Restroom and Shower Buildings - Prefab	EA	4	$ 50,000.00	$ 200,000.00
32	Terrace Area - new concrete patio	SF	2,000	$ 10.00	$ 20,000.00
33	Terrace Area - Picnic Tables	EA	10	$ 800.00	$ 8,000.00
34	Terrace Area - Shade Structure, 20' x 40'	SF	800	$ 25.00	$ 20,000.00
35	Landscape Area Rennovation	SF	60,000	$ 2.00	$ 120,000.00
36	Parking - A.C. Paved, 24 cars	SF	10,800	$ 8.00	$ 86,400.00
37	Sewage Tank and Disposal Field	LS	allow	$ 50,000.00	$ 50,000.00
38	Staff Residence- Modular, incl. site improvements	LS	allow	$ 200,000.00	$ 200,000.00
39	Contingency - Level of estimate accuracy	allow	15%	-	$ 209,160.00
	Nature Center Area TOTAL				**$ 890,000.00**

Table 3.2: Planning-Level Cost Estimate (continued)

	Item	Unit	Qty	Unit Price	Total
	Pine Grove Area				
40	Picnic Tables	EA	6	800	$ 4,800.00
41	Benches, Fire Rings (2 benches per)	EA	2	1,000	$ 2,000.00
42	Native Tree Plantings- Vegetation Management	LS	allow	$ 10,000.00	$ 10,000.00
43	Ropes Course	LS	allow	$ 50,000.00	$ 50,000.00
44	Contingency - Level of estimate accuracy	allow	15%	-	$ 10,020.00
	Pine Grove Area TOTAL				**$ 66,800.00**
	Utilities, Infrastructure, and Services				
45	Sewage Tanks and Disposal Fields (see USGS Center and Nature				
46	Engineering Study/Design - On-Site Water Supply and Delivery	LS	allow	$ 30,000.00	$ 30,000.00
47	Improvements to Ex. Water System OR Connection to City Water	LS	allow	$ 200,000.00	$ 200,000.00
48	Fire Hydrants	EA	3	$ 8,000.00	$ 24,000.00
49	Vegetation Management, for fire and habitat	LS	allow	$ 25,000.00	$ 25,000.00
50	Drainage Improvements - minor	LS	allow	$ 10,000.00	$ 10,000.00
51	Driveway Turnouts - A.C. Pave at 400' OC (incl. paving at Azevedo	EA	11	$ 2,000.00	$ 22,000.00
52	Re-Seal Existing Roads - 12' wide	LF	4,000	$ 12.00	$ 48,000.00
53	St Johns Mine Road Improvements - clear, trim, markings, signs	LS	allow	$ 20,000.00	$ 20,000.00
54	Carpool Parking Area - Base Rock, 13 cars, w/ signs	SF	2,400	$ 10.00	$ 24,000.00
55	Contingency - Level of estimate accuracy	allow	15%	-	$ 60,450.00
	Infrastructure TOTAL w/ Driveway Turnouts				**$ 463,450.00**
	Driveway Improvement Scenario 2 - Reconstruct to 20' Wide				
56	Delete Driveway Re-Seal and Turnouts - (Items 51, 52)				-$70,000.00
57	Driveway and Main Road Widening - 20' wide	LF	4,000	$ 200.00	$ 800,000.00
58	Contingency - Level of estimate accuracy	allow	15%	-	$ 109,500.00
	Subtotal Driveway Scenario 2				**$839,500.00**
	Infrastructure TOTAL w/ Driveway Scenario 2				**$1,302,950.00**
	TOTAL CONSTRUCTION COSTS - BASIC PROJECT (w/o USGS)				**$ 1,810,050.00**
	TOTAL CONSTRUCTION COSTS with USGS, Widened Drive, Covered Arena				**$4,608,350.00**
	Implementation Steps				
59	Site Development Permit Process	LS	allow	$ 20,000.00	$ 20,000.00
60	St Johns Mine Road Agreement Process	LS	allow	$ 20,000.00	$ 20,000.00
61	Contingency - Level of estimate accuracy	allow	15%	-	$ 6,000.00
	Implementation Steps TOTAL				**$ 46,000.00**
	Professional Services (% of Basic Construction Cost)				
62	Land Survey for design	allow	3%	-	$ 54,301.50
63	Architecture, Lands. Arch., and Engineering (including design and	allow	8%	-	$ 144,804.00
64	Biological and Archaeological services - permits and mitigations	LS	allow	$ 100,000.00	$ 100,000.00
65	Bidding Assistance and Construction Management	allow	5%	-	$ 90,502.50
66	Contingency - Level of estimate accuracy	allow	15%	-	$ 58,441.20
	Professional Services TOTAL				**$ 335,306.50**
	TOTAL BASIC PROJECT COSTS				**$ 2,191,356.50**
	TOTAL PROJECT COSTS with USGS, Widened Drive Covered Arena				**$ 4,989,656.50**

McIntyre Ranch Master Plan

APPENDICES



May 20, 2009

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Draft
McIntyre Ranch Master Plan

Appendices

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McIntyre Ranch Master Plan
Appendices
Greater Vallejo Recreation District
May 20, 2009

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1.0 Introduction

Public and agency comments at the initial workshop led GVRD to amend the scope of the Master Plan to include the study of potential alternatives to using St. Johns Mine Road as the access to McIntyre Ranch. The objective of the evaluation is to review and compare all potential alternatives, including use of St. Johns Mine Road, and identify the preferred alternative. This included estimation of the relative levels of traffic carried by the road, in the past, currently and under scenarios for the use and improvement of McIntyre Ranch.

2.0 Road Design Standards

A key issue for studying a new access road is the design standard the road would have to meet. The new road would be an access road to a public facility, built, controlled and maintained by a public agency (GVRD), rather than a public street, a private road, or a residential or commercial driveway. There is no established standard for such an access road, but the City of Vallejo is the reviewing and permitting agency, and GVRD must obtain permits and follow standards the same as any private party. The Vallejo City Engineer must ultimately determine the standard a new access road would have to meet.

The Vallejo Municipal Code contains standards for public streets. "Special and Hillside Streets" require a minimum curb-to-curb width of 28', a maximum 20% gradient, and a minimum curve centerline radius of 100'.[1] The City's adopted drawing detail for Standard Residential Driveways specifies that a driveway serving up to five single families must be 20' wide, and a driveway serving more than five single families must be 24' – 28' wide, similar to the standard for a Hillside Street. The Municipal Code allows the City Engineer to approve an exception to standards.

St. Johns Mine Road currently serves seven residences, plus the McIntyre Ranch. It was originally a Solano County Road that was annexed into the City in 1987. It was designed to comply with County standards, rather than City standards. Solano County's minimum standard for a roadway that serves less than 250 vehicles in an average 24 hour period (ADT[2)] is 20' of pavement width with 4' graded shoulders on each side.[3] The standard is basically the same for public or private roads, and is similar to Vallejo's standard for a residential driveway. The standard allows that: "This width may be reduced to accommodate existing trees, drainage facilities, slopes, and other features as determined by the Director." This 20' wide County road standard, with the City's maximum 20% gradient, and 100'minimum curve centerline radius, is used to study the layout, impact and cost of an alternative access road. St. Johns Mine Road also generally meets this standard, with exceptions noted in Section 3.4.3.

[1] *Vallejo Municipal Code*, Section 3, pp. 43- 44.
[2] ADT - Average Daily Traffic. The average number of vehicles that travel a segment of road in a 24-hour period.
[3] *Solano County Road Improvement Standards and Land Development Requirements*, adopted February 28, 2006, p. 5.

3.0 Traffic Generation

A key factor for evaluating the need for and benefit of an additional access road is the level of traffic that would be generated by proposed uses at McIntyre Ranch. The scope of the Master Plan does not include a formal traffic study, but does include a general analysis of the levels of traffic that might be expected based on the proposed uses, and how this compares to the historical and background traffic levels and capacity on the access roads. Traffic engineers use traffic generation indexes to estimate the amount of traffic any proposed use will produce. These indexes are based on averaging actual counts of traffic from similar uses.

3.1 Current and Past Traffic Levels

There are seven existing neighboring residences that use St. Johns Mine Road for access. Per the latest *Institute of Traffic Engineers Trip Generation Manual*,[4] the typical single family residence generates 10 ADT. Recent research on residential trip generation rates indicates that this is an accurate average rate.[5] Thus, the seven residences would be assumed by a traffic engineer to generate 70 ADT. This does not account for any additional traffic that might be generated by the contractor's equipment and storage yard on the Azevedo property, or any agricultural activities. Previously the McIntyre Ranch had 3 single family residences (the Main House, Foreman's House, and Caretaker's House) and 3 other structures that were inhabited (the Bunk House, Cabin, and Tack Room), in addition to the agricultural and equestrian facilities and activities. Based on traffic generation standards, these uses would have generated between 40 and 50 ADT. The current and previous levels of traffic on St. Johns Mine Road are well below the 250 ADT that Solano County would allow for a road of this standard.

3.2 Projected Traffic Levels

The proposed McIntyre Ranch improvements would be a unique type of facility for which there is no standard formula for traffic generated per acre or square foot. Analyzing the traffic generated by a comparable existing facility would be one way to estimate future traffic. Solano Land Trust's Rush Ranch historic ranch and nature center may be the closest "comp," by type and geography, to uses proposed at McIntyre Ranch. The 2,070 acre Rush Ranch Open Space is located on Grizzly Island Road, about two miles south of Highway 12 near Suisun City, at the edge of the Suisun Marsh. The site features approximately six miles of trails through rolling hills and marshland, and is open to the public Tuesday through Saturday at no charge. Construction is complete on the new Nature Center, including the large classroom/multi-purpose room, nature displays, working lab, offices, and living quarters for visiting scientists. The building also includes an assistant field steward residence. In addition to informal hiking and scheduled hikes and talks, Rush Ranch facilities can be rented for group picnics, group camping, nature center conference room use, and overnight stays in the guest quarters. Table 3.2 presents Solano Land Trust's records and projections of visitors at Rush Ranch. These are visitor counts, rather than vehicles. Approximately 30% of current visitors are school children who arrive by bus, but buses would not be suitable on the road to McIntyre Ranch, and carpooling would have to substitute. If there was an average of 2.5 visitors per vehicle, the 12,400

[4] Trip Generation Manual, 7th Edition. Institute of Traffic Engineers.
[5] Borrowing Residential Trip Generation Rates, *Journal of Transportation Engineering*, Volume 132, Issue 2, pp. 105-113, February 2006.

visitors at Rush Ranch in 2007 would generate approximately 27 ADT, and the 17,670 visitors projected for 2010 would generate approximately 39 ADT. However, carpooling or van shuttles could reduce this number significantly, e.g. to 5 persons per vehicle or half this ADT.

According to SLT,[6] the visitation at Rush Ranch is spread throughout the week and year because some activities focus on school kids who visit during the week, and some are concentrated on weekend days, while still others occur in the evening. Saturdays are generally the busiest days (the Ranch is closed Sundays), and January and February are slow months. An important consideration in comparing Rush Ranch traffic generation to McIntyre Ranch is that traffic to the McIntyre Ranch may be open by invitation or arrangement only, rather than open public access like Rush Ranch. The use can be planned and controlled to limit the traffic generation.

[6] Sue Wickham, personal communication, January 7, 2007.

Table 1: Rush Ranch Visitor Tally

Visitor description	Approximate 2006[1]	Anticipated 2007 - with nature center[1]	Anticipate 2010[1]	Comment
Access Adventure - carriage rides for disabled-regular and special programs	100	300	500	anticipate corral and barn rehab , disabled riders increasing
Access Adventure- adult volunteers and student interns	200	300	400	horse caretakers- twice daily visits , training sessions at least twice a month with interns and adult volunteers. Some interns disabled. Currently 30
Artists - Community college and others	150	300	600	Classes froom community college landscape painting & other painter groups.
Casual visitors	3000	4500	6000	currenlty only hikers and birdwatchers, anticipate increase with nature center.
Community group meetings	300	600	1000	WETSU, lapidary club, Fairfield Museum - anticipate County AG commission, master gardeners, non-profits such as Sierra club will use room for meetings.
Four-H, FFA youth programs	3	25	100	expanding diversity of domesticated animals on site after caretaker resides.
Groups reserving outdoor site for picinics and campouts	100	200	300	scouts, school groups, businesses
Rental of Nature Center for private parties	0	500	1,000	Selective classroom and kitchen rental on weekends with caretaker present
NERR, UCD and other researchers				
NERR workshops	0	100	250	teacher workshops and estuary workshops
Public and agency meetings	0	100	200	Suisun RCD
Restoration groups with kids - SLEWS, RCD	0	150	200	
RR Open house-annual spring	750	1,000	1,500	includes Access Adventure, RREC, SLT, and NERR participation
RR workday volunteers & scouts	120	175	200	first Saturday of each month, eagle scout projects
RREC docents	30	50	70	with the classroom we anticipate using more docents
RREC school program	1,500	3,000	3,500	anticipate adding second day per week for programs
RREC special programs	100	200	300	Current -Astronomy night, wildflower hikes, nature talks, night photography
Save the Bay SFSU summer program	40	80	120	One program currently.
Science classes - high school and community college	60	120	180	
SLT meetings	0	150	250	Staff , board and property management meetings.
SLT sponsored workshops	0	250	500	Weed workshops, restoration workshops, wildlife projects
SLT events	75	150	300	volunteer appreciation, donor appreciation
Suisun Marsh Natural History Association	0	150	200	classes and evening presentations
Total Visitors [2]	**6,528**	**12,400**	**17,670**	
# Vehicles at 3 visitors per	**2,176**	**4,133**	**5,890**	Assumption w/o carpooling
ADT	**12**	**23**	**32**	# vehicles divided by 365 x 2

Notes:

1) Tally by visit (1 person twice a month is 2 visits).
2) Currently approximately 30% of visitors are school children who arrive by bus.

If the Activity Profile envisioned by GVRD staff (Table 3.1) occurred at the middle of the range of event frequency and number of cars, this would generate 4.5 vehicles per day, or 9 ADT, as shown in Table 3.3. If the use occurred at the high end of the range of event frequency and number of cars, this would generate 7 vehicles per day, or 14 ADT. GVRD's assumptions on the number of people per vehicle varies by event from 2 to 5.25, but averages 3 persons per vehicle. In addition, if there is a caretaker residence, this would be assumed to generate 10 ADT. Finally, there would be workers or volunteers at the Ranch who would also generate daily trips. This would vary seasonally with programs and is assumed to include 4 to 8 persons, with an average of 6 people or 4 vehicles, or 8 ADT. So the total projected traffic based on the envisioned Activity Profile would be 32 ADT.

Table 2: Estimated Traffic Volume Based on GVRD Activity Profile

Activity	# of people/ event	Frequency of Event	Total Events/Year Mid-Range	Total Events/Year High End	# of cars/ event	Total Cars/Year Mid-Range	Total Cars/Year High End
Ropes/challenge course	15-25	1x/week	52	52	3-5	208	260
Hikes	10-20	1x/week	52	52	3-5	208	260
Farm life	5-10	1x or 2x/week	39	104	2-3	97.5	312
Horse trail rides	10-25	1x/week	52	52	4-10	364	520
Camping	4-16	2x/month	24	24	2-6	96	144
Star gazing	5-30	1x/month	12	12	2-15	102	180
Retreats	10-30	3-4x/year	3.5	4	3-12	26.25	48
Archery	8-15	2x/month	24	24	3-5	96	120
Family events	15-30	6-8x/year	7	8	4-10	49	80
Corporate events	20-40	3-4x/year	3.5	4	10-15	43.75	60
Team building	10-25	2x/month	12	12	4-10	84	120
Staff meetings	6-20	3-4x/year	3.5	4	3-5	14	20
Adventure camps	10-25	2-4x/year	3	4	3-8	16.5	32
Bird watching	4-10	3-4x/year	3.5	4	2-4	10.5	40
Day camps	10-30	6-8x/year	7	8	3-10	45.5	80
Orienteering	4-10	3-4x/year	3.5	4	2-4	10.5	16
Mountain biking	5-20	1x/month	12	12	2-6	48	72
Outdoor fitness	5-10	2x/month	24	24	2-4	72	96
Field trips	15-30	8-10x/year	9	10	2-10	54	100
Total/Year			**346.5**	**418**		**1645.5**	**2560**
Average/Week			**6.66**	**8.04**		**31.64**	**49.23**
Average/Day			**0.95**	**1.15**		**4.51**	**7.01**
ADT						**9.02**	**14.03**

Table 3: Summary and Comparison, Traffic Generation Estimates

Traffic capacity of St. Johns Mine Road (per County standard)	250 ADT
Current estimated residential traffic	70 ADT
Estimated past traffic from McIntyre Ranch	40 – 50 ADT
Projected traffic for SLT's Rush Ranch in 2010 (open public access, assuming 3 persons/vehicle)	32 ADT
Projected McIntyre Ranch user traffic based on GVRD Activity Profile (high end of range, assuming 3 persons/vehicle)	14 ADT
Estimated caretaker residence, staff and volunteer traffic	18 ADT
Total projected McIntyre Ranch traffic	32 ADT

In summary, the proposed uses at McIntyre Ranch would generate less traffic than the former private uses on the Ranch in its heyday, and significantly less traffic than the seven residences that use St. Johns Mine Road. The current residential traffic, combined with the projected traffic from the public uses at the Ranch would be well below the capacity of St. Johns Mine Road, and the additional traffic would not be a significant impact from a traffic capacity standpoint.

4.0 Road Alternatives Reviewed

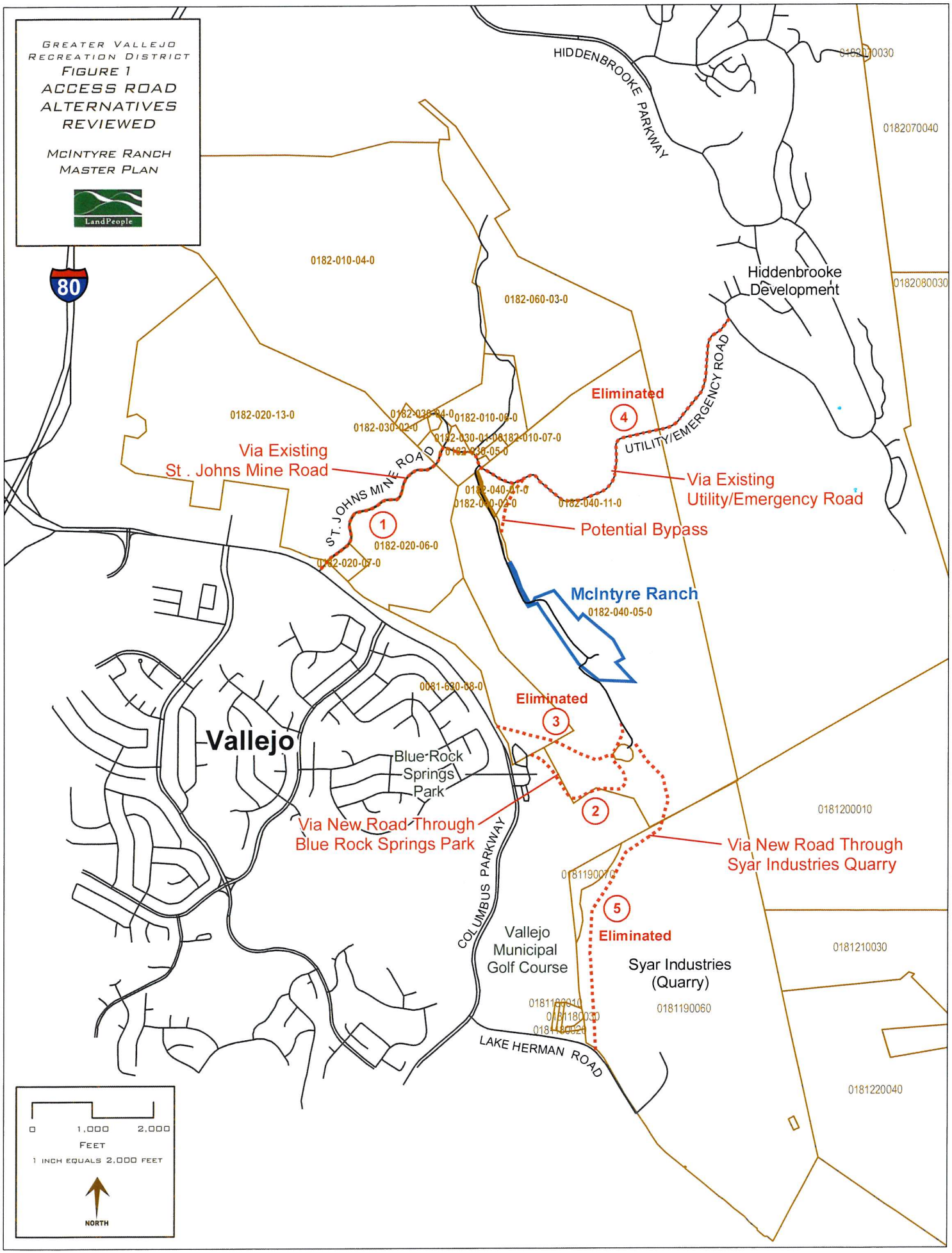
Topography, sensitive resources, property ownership, and existing development constrain alternatives to St. Johns Mine Road for access to McIntyre Ranch. Columbus Parkway is the nearest public road and logical connection point, but it is separated from the Ranch by a steep, rocky ridge that is highly visible and a key scenic resource for Vallejo. Five alternative access road routes were identified and reviewed, as described below and illustrated in Figure 3.1 . The last three alternatives were eliminated from further study due to the factors outlined below. Only the first two alternatives were subject to detailed evaluation.

1. **St. Johns Mine Road.** Continue to use St. Johns Mine Road but make improvements to the upper portion to make it safer and clearer as an access route, including measures to protect the private landowners from liability related to the public use of the road. An additional option is to install an electric gate at the lower cattle guard, however the City would only permit this if the road was abandoned as a public road. Carpooling and/or shuttles would be required for most McIntyre Ranch activities and events.
2. **New access road from Blue Rock Springs Park along property line.** Construct a new access road from the northern parking area of Blue Rock Springs Park, along the northern boundary of the park, crossing a corner of the Blue Rock Springs Golf Course and potentially requiring a minor alteration of the course and installation of protective netting, then climbing the ridge near the water tank and connecting to the tank access road.
3. **New access road from Blue Rock Springs Park along water line route (eliminated).** Construct a new access road from the northern parking area of Blue Rock Springs Park, following the alignment of a City water line and former water tank construction road (see Figure 3.2) over the ridge to near the City water tank, then utilizing the water tank access road to the southern end of McIntyre Ranch. This alignment crosses City open space land and Solano Land Trust land. This alternative route was eliminated from further consideration

because according to the City Water Division,[7] the City Council specifically directed that this temporary road could not be retained as a permanent access to the water tank because of its significant visual impact from many City neighborhoods, streets and Blue Rock Springs Park.

4. **Access via service road from Hiddenbrooke (eliminated).** Utilize the service road from Hiddenbrooke as a secondary access, potentially including a road connection across the Solano Land Trust land or the Williams property on or near the line between the two properties. This alternative route was eliminated from further consideration due to the following factors:
    - The route would pass along steep, winding, complicated route on residential streets through the Hiddenbrooke development.
    - Although convenient for Hiddenbrooke residents, the route is too circuitous for access to the Ranch – most users would originate from I-80 or central Vallejo.
    - The route would involve a very sharp turn into the driveway of the ranch, or if a more direct road connection was created, acquisition of land or an easement from the Williams and/or the Solano Land Trust.
    - It would impact the habitat mitigation area for the endangered burrowing owl and California red-legged frog identified by PG&E on the Solano Land Trust property in this vicinity.
5. **New access road from Lake Herman Road (eliminated).** Access for construction of the City of Vallejo water tank apparently included access through the Syar quarry property site to the south. This alternative route was eliminated from further consideration due to the following factors:
    - The distance is too great to be cost-effective for construction of a road.
    - The route is too circuitous for access to the Ranch.
    - It would require a significant re-design of the golf course and create a conflict between vehicles and errant golf balls, or;
    - It would require acquisition of private property or an easement through the quarry, and a public access road would be incompatible with the ongoing quarry operations and opposed by Syar Industries.

[7] Eric Jansen, City of Vallejo Water Division, personal communication, December 17, 2007.

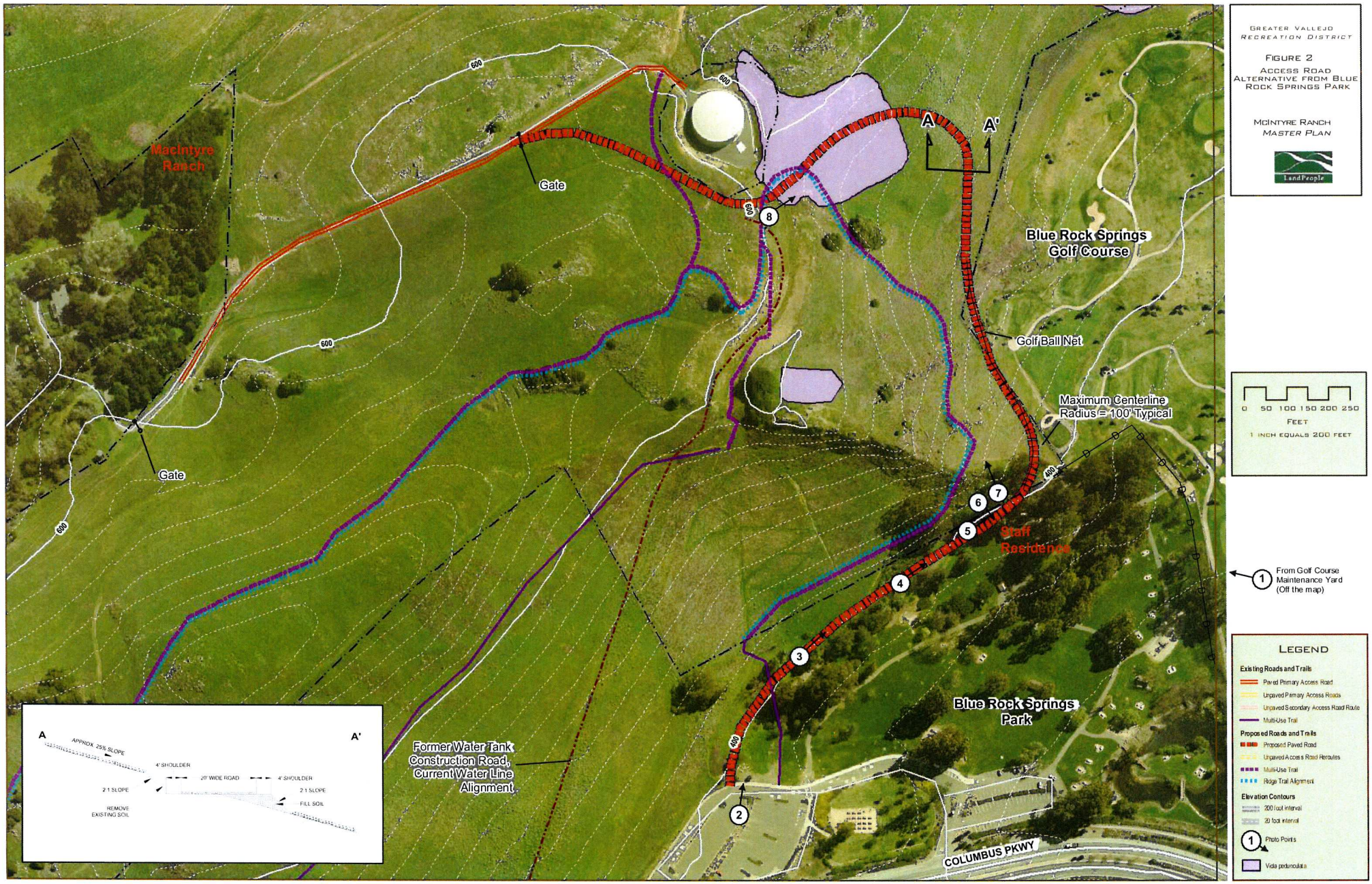

Greater Vallejo Recreation District
Figure 1
Access Road Alternatives Reviewed
McIntyre Ranch Master Plan
LandPeople
80
HIDDENBROOKE PARKWAY
0182070040
0182080030
Hiddenbrooke Development
0182-010-04-0
0182-060-03-0
0182-020-13-0
0182-030-04-0
0182-030-02-0
0182-010-06-0
0182-030-01-0
0182-010-07-0
0182-030-05-0
Eliminated
4
UTILITY/EMERGENCY ROAD
Via Existing
St . Johns Mine Road
ST. JOHNS MINE ROAD
Via Existing
Utility/Emergency Road
0182-040-01-0
0182-040-02-0
0182-040-11-0
1
0182-020-06-0
0182-020-07-0
Potential Bypass
McIntyre Ranch
0182-040-05-0
0081-630-08-0
Eliminated
3
Vallejo
Blue Rock
Springs
Park
2
Via New Road Through
Blue Rock Springs Park
Via New Road Through
Syar Industries Quarry
0181200010
0181190070
5
Eliminated
COLUMBUS PARKWAY
Vallejo
Municipal
Golf Course
Syar Industries
(Quarry)
0181210030
0181190060
0181190010
0181180030
0181180020
LAKE HERMAN ROAD
0181220040
0 1,000 2,000
Feet
1 inch equals 2,000 feet
NORTH

4.1 New Access Road from Blue Rock Springs Park

Figure 3.1 shows the potential alignment of a road meeting the assumed design standard. The road would start at the upper Blue Rock Springs Park parking area, climbing gradually to the south along a row of eucalyptus trees north of the developed portion of the park. The road would pass through an area of dense vegetation, including native Buckeyes and shrubs, above the existing staff residence. Crossing onto the Solano Land Trust (SLT) property, the road would cut through a ridge of rock while turning east to cross a grassy, rocky hillside. To meet the minimum 100' curve radius and 20% maximum gradient, the road would need to encroach on a corner of the Blue Rock Springs Golf Course property, requiring a minor modification of the course and installation of nets to protect against errant golf balls. The road would turn to the north to cross the ridge below the City water tank, and would join the existing access road to the water tank, which would be widened from its current 12' to 20'. The cost estimate assumes that the two lane access road improvements would continue to a point just south of the Main House site, where it would connect to a potential on-site one-way loop road system. The average cross-slope traversed by the new road would be approximately 25%, requiring balanced cuts and fills as illustrated in Figure 3.2. Thus the area of grading and disturbance would be significantly greater than the width of the road.

The new access road would pass through or near areas of *Viola pedunculata*, which, along with the buckeye trees that would be impacted by the road, is a primary food plant for the endangered callippe silverspot butterfly. The Solano Land Trust (SLT) and PG&E, which holds mitigation project rights on the property, along with the U.S. Fish and Wildlife Service, which is responsible for protection of the butterfly, would be very concerned about the impact of the road and traffic on the butterfly and its larvae. The road would also impact sensitive plant species identified by SLT on the site.

The road would also cross at least once, and pass near to the Bay Area Ridge Trail alignment that is planned for construction soon. The Vallejo Water Division is concerned about the proximity of the trail to its water tank, and presumably would be concerned about the proximity of the road and the use of the tank access road as part of the route. Construction of the access road would require permission and potentially acquisition of an easement from the Solano Land Trust and from the City of Vallejo, as owners and operators of the Blue Rock Springs Golf Course, the water tank and its access road.



GREATER VALLEJO RECREATION DISTRICT

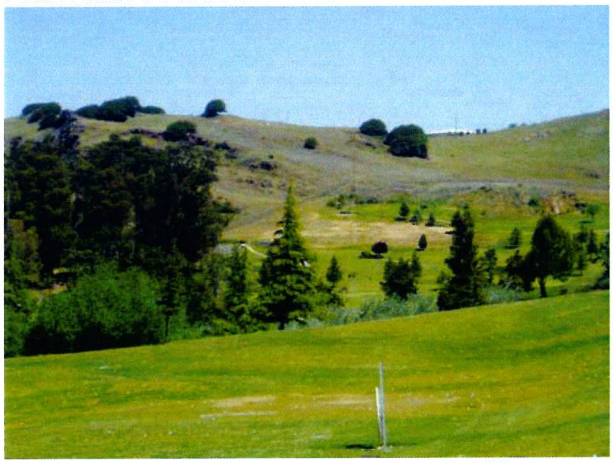
FIGURE 2

ACCESS ROAD ALTERNATIVE FROM BLUE ROCK SPRINGS PARK

MCINTYRE RANCH MASTER PLAN

LandPeople

Alternative Access Road Route Photos



1. Road would extend from left over ridge

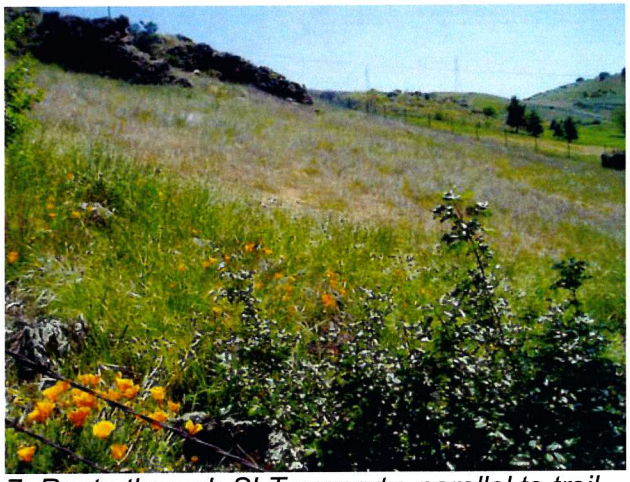
2. Starting point at upper parking lot

3. Route near upper Park boundary

4. Route would cross through fence onto SLT property

5. Route behind staff residence

6. Shows proximity to residence



7. Route through SLT property, parallel to trail

8. Route near water tank

4.2 St. Johns Mine Road Use and Potential Improvements

While St. Johns Mine Road does not meet current City road standards, it generally meets County standards for a road that could serve up to 250 ADT. The upper portion of the road was constructed and maintained as a public road by Solano County, and annexed to the City of Vallejo in 1987. It does not meet the County's public road standard in respect to pavement width in some locations, or curve radius in one case. The pavement below the second cattle guard is 20' wide, however a curb on the north side occupies 8 – 10" of that space, so the net width is approximately 19'- 2". The portion above the cattle guard, which does not have curbs, has a pavement width varying from 18'-5" to 21'. The curve centerline meets the County's 100' minimum standard, except in one case where the radius is approximately 60'. In a few locations trees and shrubs block the visibility around curves. At the driveway though the Azevedo property to McIntyre Ranch the pavement width is reduced to 11' 6".

The to improve the upper road to fully meet the County's standard would require constructing some retaining walls, lengthening one curve, and widening pavement, as illustrated in Figure 3.3. However these improvements would have a major cost for a relatively minor improvement in safety.

Trimming vegetation for better sight distance, adding striping and edge markers, and taking measures to accommodate and encourage carpooling and shuttles to McIntyre Ranch are much more cost-effective measures to improve safety:

A large part of the residents' concern about public use of St. Johns Mine Road relates to random/uninvited public vehicles in their neighborhood, particularly at night. This has increased dramatically since the opening of the satellite Solano Community College campus at the end of the road in 2007. To address this issue, "no parking" signs have been installed along the lower portion of the road. The residents would like an electric gate at the first cattle guard. However, the City of Vallejo has stated that this would only be feasible if St. Johns Mine Road was abandoned as a public road. The conceptual arrangement is that the City would continue to maintain the portion of the road on its own property, below the second cattle guard, while the residents, GVRD and the City

would be responsible for maintenance of the upper portion in proportion to their level of use.[8] If an electric gate is installed on St. Johns Mine Road, GVRD would prefer that it remain open during the day so that visitors to the Ranch would not have to be provided with a combination. Avoiding wide distribution of the combination would also improve gate security when it is closed.

The residents are also concerned about liability for public use of the road. This would be addressed if it is determined to be a public road in a public easement. If the road is abandoned as a public road, the solution to liability concerns might be a mutual indemnification agreement – each of the three user groups – the residents, GVRD and the City (for water and utility access) would indemnify the other parties against liability for users/visitors using the road.

1. Negotiate an agreement with the residents along the road and with the City of Vallejo for the use and maintenance of the road.

2. Complete a mutual indemnification agreement to address road liability concerns.

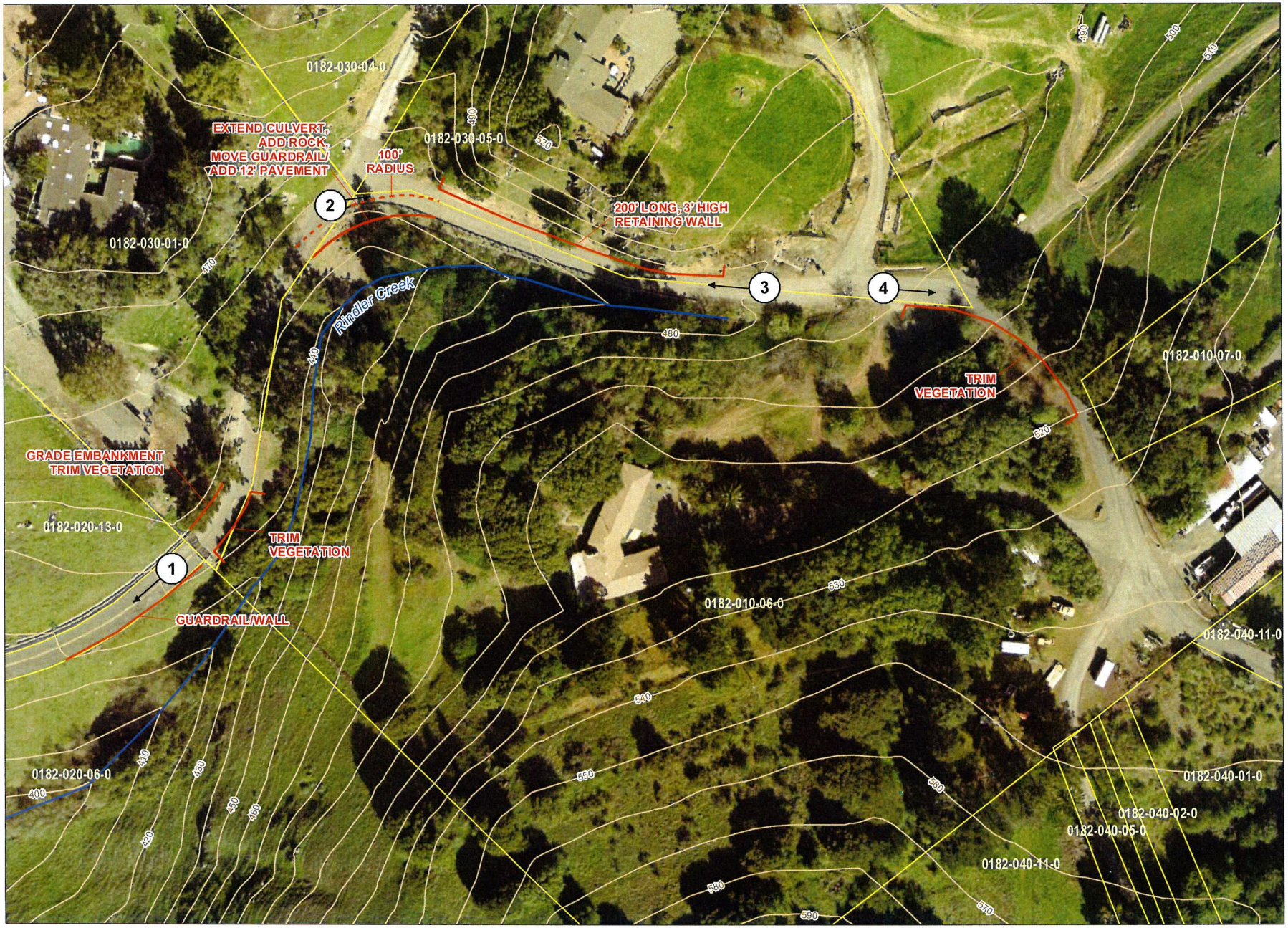
3. Trim vegetation and grade an embankment back slightly where noted for sight distance.

4. Stripe or re-stripe the road to add white stripes on each side and a yellow centerline.

5. Re-pave and stripe the driveway access to the Ranch across the Azevedo property.

6. Improve a base rock carpool parking area approximately 20' x 120' on the south side of the road outside the first cattle guard.

[8] Gary Leach, Vallejo City Engineer, personal communication, Feb. 1, 2008



GREATER VALLEJO RECREATION DISTRICT

FIGURE 3
ST. JOHNS MINE ROAD IMPROVEMENTS

McINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

1 Photo Points

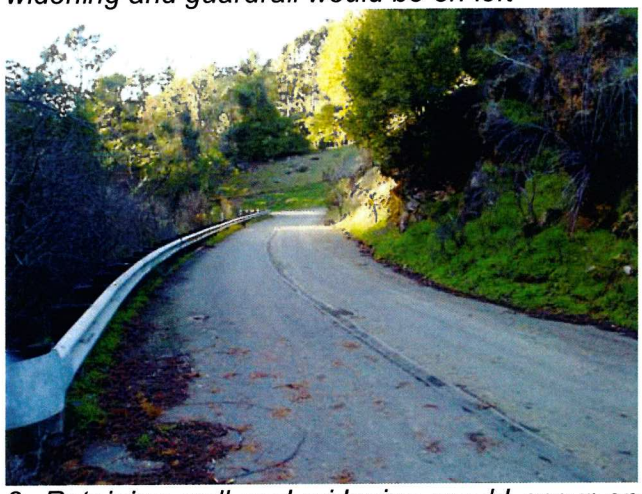
0 20 40 60 80
FEET
1 INCH EQUALS 67 FEET

NORTH

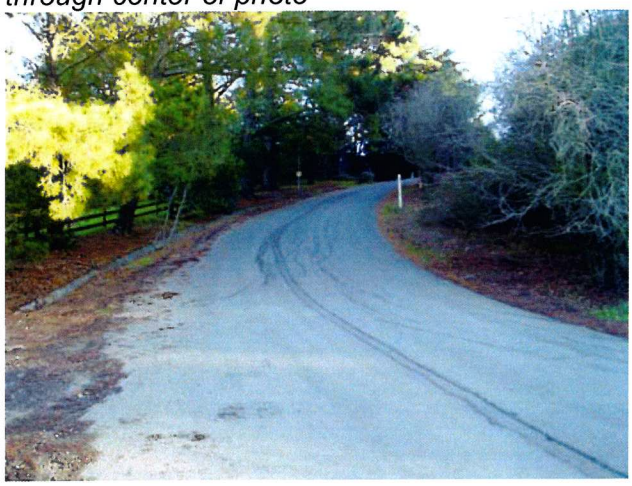
St. Johns Mine Road Improvement Area Photos

1. View southwest from 2nd cattle guard; widening and guardrail would be on left

2. Road would be widened/curve reduced through center of photo



3. Retaining wall and widening would occur on left side



4. Only minor widening and vegetation trimming needed on most sections

4.3 Evaluation and Comparison of Road Alternatives

Table 3.4 summarizes the results of the evaluation of the two access road alternatives. The alternatives are evaluated and compared based on seven criteria:

1. Safety and function for road users
2. Ownership/access rights
3. Environmental issues
4. Visibility/visual impact
5. Land use compatibility
6. Construction/implementation cost (may include acquiring access rights)
7. Need/benefit in terms on traffic safety and capacity

Constructing a new access road has some clear benefits: chiefly reducing the traffic on St. Johns Mine Road and potential impact on the seven residences it serves, along with providing a secondary emergency access to the Ranch (emergency access could potentially be made via the existing unpaved road that connects south to the Syar property). However the benefits of a new access road are far outweighed by the potential impacts it would have on endangered species, visual impact; land use impact on the park, open space, trail and golf course; its high construction cost, and the fact that St. Johns Mine Road generally meets standards for a road that would carry a much higher traffic capacity than the proposed uses at McIntyre Ranch combined with existing residential use.

Table 4: Comparison of Access Road Alternatives

	Improving St. Johns Mine Road	Constructing New Access Road
1. Safety and function for road users	Improves to County std for road of this type/use level	Improves to County std for road of this type/use level Provides secondary access for emergencies
2. Ownership/access rights	Need to resolve liability issue for private property owners	Need to acquire easement over SLT land and possibly golf course
3. Environmental issues	None	Potential impact on engangered species habitat
4. Visibility/visual impact	None	Visible from neighborhoods and streets to south and southwest
5. Land use compatibility	Increased traffic conflicts with rural residential setting	Low - conflicts with park, open space, trail, golf course and water tank
6. Construction/implementation cost (may include acquiring access rights)	Low	High
7. Need/benefit in terms on traffic safety and capacity	Meets County standards for capacity with projected use	Not justified based on capacity of improved St. Johns Mine Road

Constructing a new access road has some clear benefits: chiefly reducing the traffic on St. Johns Mine Road and potential impact on the seven residences it serves, along with providing a secondary emergency access to the Ranch (emergency access could potentially be made via the existing unpaved road that connects south to the Syar property). However the benefits of a new access road are far outweighed by the potential impacts it would have on endangered species, visual impact; land use impact on the park, open space, trail and golf course; its high construction cost, and the fact that St. Johns Mine Road generally meet standards for a road that would carry a much higher traffic capacity than the proposed uses at McIntyre Ranch combined with existing residential use.

McIntyre Ranch Master Plan
Appendix B: Biological Constraints Assessment

Prepared for: Randy Anderson
LandPeople
511 First Street
Benicia, CA 94510

Prepared by: Jim Martin
ENVIRONMENTAL COLLABORATIVE

ENVIRONMENTAL COLLABORATIVE

Consultation • Documentation • Restoration
1268 64th Street • Emeryville, CA 94608
Phone 510/654-4444 • FAX 510/655-4444

Conclusions

The site supports a diversity of plant and animal species, and its location in an area of expansive, rangeland and permanently protected open space provides important habitat for terrestrial species. Sensitive resources include possible jurisdictional waters, the stands of native grasslands, and potential habitat for special-status species. Past disturbance generally precludes the occurrence of special-status plant species and limits the likelihood of occurrence of any special-status animal species. The mature trees provide suitable nesting habitat for a number of raptors and other birds. Both special-status and more common bat species may roost in one or more of the structures on the site. There is a remote potential for California red-legged frog individuals to disperse along the drainages and be attracted to the seasonal wetland areas during the winter and early spring months, but permanent breeding habitat is absent. The drainages and potential seasonal wetland are most likely regulated jurisdictional waters, although the eastern drainage and wetland area may be influenced by a possible artificial water source. The following provides a summary of conclusions and planning recommendations regarding biological and wetland resources on the site.

Special-Status Plant Species and Native Grasslands

Although considered remote, there remains a potential for occurrence of one or more population of special-status plant species to occur in the stands of native grassland along the western edge of the site. Supplemental details surveys during the spring and summer flowering period would be necessary to confirm their presence or absence. Due to their rarity and source of native grassland regeneration on other portions of the site, the stands of native grassland should be avoided as a sensitive natural community regardless of whether any special-status plant populations are encountered during future surveys.

Special-Status Animal Species

Special-status animal species of possible concern on the site include: nesting raptors and other bird species considered to be a Species of Special Concern by the CDFG, roosting bats including a number considered to be a Species of Special Concern by the CDFG, and possible Valley Elderberry Longhorn Beetle (VELB), callippe silverspot butterfly, and California red-legged frog. An interpretive program should be developed as part of long-term use and management identifying the likelihood for occurrence of these species, their protected status, and importance of avoiding sensitive habitat and individuals in the event they are found on the site. The following provides a summary of issues associated with each of these species.

- No evidence of active nests of raptors or other birds considered to be Species of Special Concern were observed during the field reconnaissance. However, the mature trees provide suitable roosting and nesting substrate and new nests could be established in the future. Preconstruction surveys should be conducted in advance of any tree removal during the active nesting season (March 1 through August 31), and any active nests protected until young have successfully fledged if the nest tree can't be retained.
- The numerous buildings on the site provide suitable roosting habitat for a number of bat species, including several that are Species of Special Concern such as greater western mastiff bat, pallid bat, and Pacific western big-eared bat. Although the likelihood that these sensitive species currently occupy the existing buildings on the site is low given the amount of human activity, additional detailed surveys should be conducted to further characterize the presence of

bats, determine whether any are special-status species, and develop appropriate recommendations to minimize any loss during building remodel or demolition.

- No evidence of the larval host plant for callippe silverspot butterfly - Johnny-jump-up - was observed during the field reconnaissance when this plant would have been conspicuous and was detected on the hillsides just west of the site. However, the proximity to known essential habitat for this endangered species warrants special consideration in protecting the remaining native grasslands, controlling invasive species, and limiting use of herbicides and other management practices that could harm dispersing butterflies.
- No evidence of VELB was observed in the elderberry shrubs on the site and the central Solano County area is on the edge of the historic range of this species. However, the shrubs should never-the-less be protected from disturbance as part of future vegetation management.
- Although the potential for occurrence of California red-legged frog on the site is remote, this species is known from suitable habitat in the surrounding area and individuals may occasionally disperse up the drainages, particularly during the wet winter months. Any disturbance within or near the drainages and potential seasonal wetland, including vegetation clearing and grading, should be restricted to the dry period when individuals would be less likely to disperse onto the site. Preconstruction surveys should be conducted by a qualified biologist where grading and vegetation clearing occurs within 100 feet of the drainages and seasonal wetland.

Native Vegetation and Invasive Species Control

Future plans for the site should minimize disturbance to the few remaining locations of native vegetative cover, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural drainages. Opportunities to enhance these and other areas on the site through the control and eradication of highly invasive plant species and through native enhancement plantings should be a component of detailed vegetation maintenance and management plans. Control and eradication of highly invasive species should is important to improve the existing habitat values of the site and ensure undesirable species do not spread into the surrounding open space and rangelands. Target invasive species in future vegetation management efforts should include: sweet fennel, periwinkle, cotoneaster, elm, and blue gum.

Potential Jurisdictional Waters

Areas of jurisdictional waters should be avoided given the permitting implications and sensitivity of these habitats. These include the three ephemeral drainages in the west of the main house, and the larger drainage and associated seasonal wetland in the eastern portion of the site. Plantings with native riparian and upland species along these drainages as part of detailed vegetation maintenance and management plans would greatly enhance the habitat value of these drainages. Given the possibility that the eastern seasonal wetland maybe supported by an artificial water source, further investigation into the presumed spring southeast of the main house should be conducted. If surface water in this area is in fact due to a broken pipe and not a natural spring, the artificial source of surface water should be stopped and conditions allowed to return to normal. The extent of potential jurisdictional waters associated with the potential seasonal wetland may change if the spring turns out to simply be a broken water pipe.

TABLE 1: PARTIAL LIST OF SPECIAL-STATUS PLANT SPECIES KNOWN OR SUSPECTED TO OCCUR IN VALLEJO VICINITY

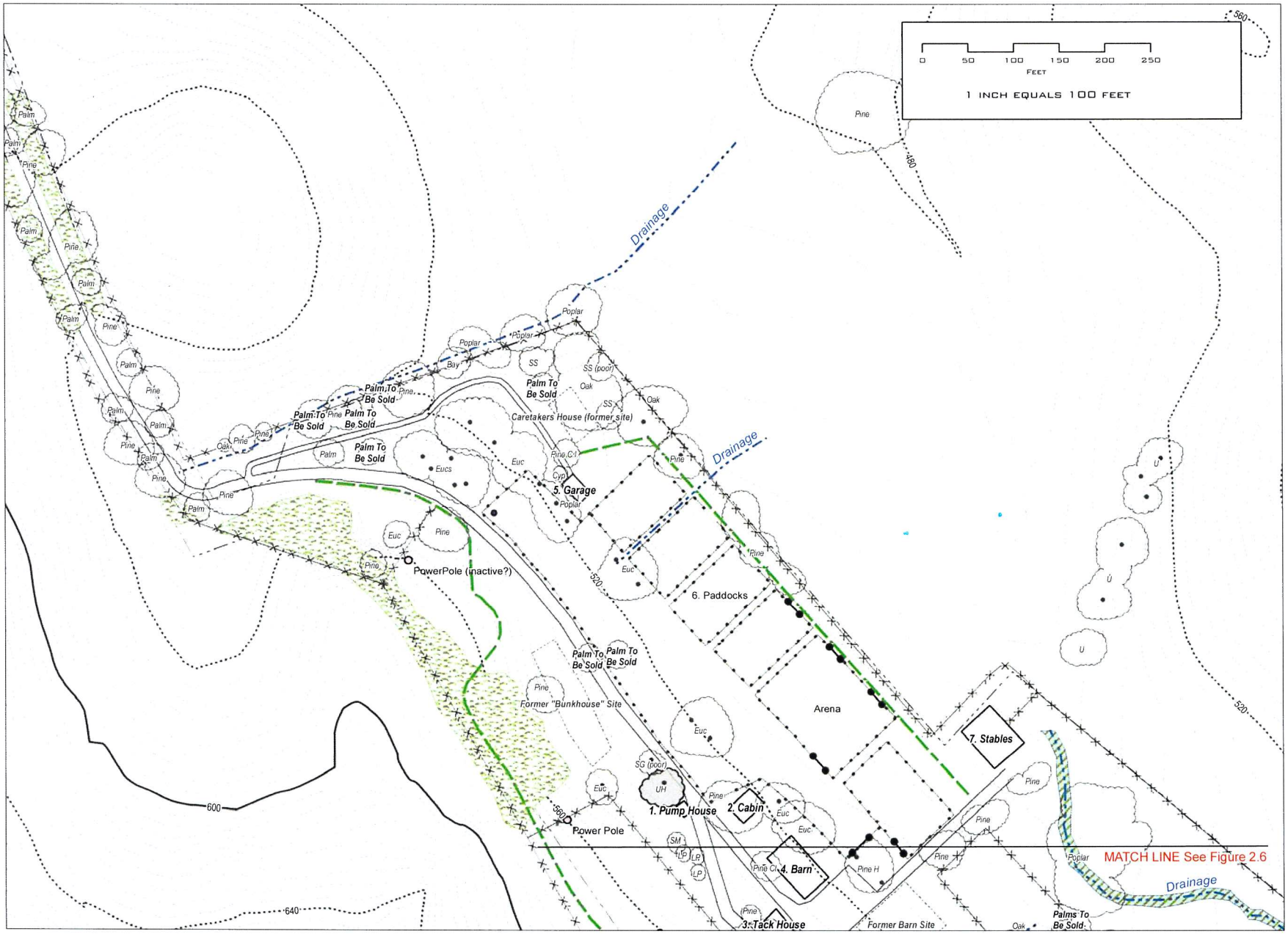
Taxa Name	Status (Fed/State /CNPS)	Habitat Characteristics	Distribution (Presumed Extirpated)	Flowering Period
Astragalus tener var. *tener* Alkali milk-vetch	-/-/1B	Valley grassland, vernal pools, and playas	Merced, Solano, Yolo (Alameda, Contra Costa, Monterey, Napa, Santa Barbara, Santa Clara, San Francisco, San Joaquin, Stanislaus)	March-June
Atriplex joaquiniana San Joaquin saltbrush	-/-/1B	Alkaline grassland and scrub	Alameda, Contra Costa, Colusa, Glenn, Merced, Napa, Sacramento, Santa Barbara, Yolo (Santa Clara, San Joaquin, Solano, Tulare)	April-Sept.
Centromadia parryi ssp. *congdonii* Soft bird's-beak	-/-/1B	Grasslands	Alameda, Contra Costa, Monterey, Santa Clara, Santa Cruz, San Luis Obispo, Solano	July-Oct.
Downingia pusilla Dwarf downingia	-/-/2	Vernal pools and grassland	Mariposa, Merced, Napa, Placer, Sacramento, Solano, Sonoma, Stanislaus, Tehama, South America	March-May
Fritillaria pluriflora Adobe fritillary	-/-/1B	Chaparral, woodland, grassland on adobe soil	Butte, Colusa, Glenn, Lake, Napa, Plumas, Solano, Tehama, Yolo Mendocino, Monterey, San Benito	February-April
Fritillaria liliacea Fragrant fritillary	-/-/1B	Coastal scrub and grassland often	Alameda, Contra Costa, Monterey, Napa, San Benito, Santa Clara, San Francisco, San Mateo, Solano, Sonoma	February-April
Lasthenia conjugens Contra Costa goldfield	FE/-/1B	Low flats and borders of vernal pools	Napa, Solano, (Alameda, Contra Costa, Mendocino, Santa Barbara, Santa Clara)	April-May
Legenere limosa Legenere	-/-/1B	Vernal pools	Lake, Napa, Placer, Sacramento, San Mateo, Solano, Tehama (Sonoma, Stanislaus)	May-June
Plagiobothrys hystriculus Bearded popcorn flower knotweed	-/-/1A	Grasslands and vernal pools	Solano from Montezuma Hills until recently rediscovered in 2005.	April-May
Senicio aphanactis Rayless ragwort	-/-/2	Coastal scrub, chaparral, woodland	Alameda, Contra Costa, Fresno, Los Angeles, Merced, Orange, Riverside, Santa Barbara, Santa Clara, elsewhere	Jan-April
Trifolium amoenum Showy Indian clover	FE/-/1B	Valley grassland	Sonoma (Alameda, Mendocino, Marin, Napa, Santa Clara, Solano)	April-June

Federal Status:
FE = Listed as "endangered" under the Federal Endangered Species Act.
State Status:
SE = Listed as "endangered" under CESA. Taxa in serious danger of becoming extinct throughout all or significant portion of range due to varying factors.
SR = Listed as "rare" under CESA. Although not presently threatened with extinction, may become endangered if present environmental factors worsen.
CNPS Status:
1A = Plants of highest priority; plants presumed extinct in California.
1B = Plants of highest priority; plants rare and endangered in California and elsewhere.
2 = Plants rare, threatened, or endangered in California; more common elsewhere.

TABLE 2:UPARTIAL LIST OF SPECIAL-STATUS ANIMAL SPECIES KNOWN OR SUSPECTED TO OCCUR IN VALLEJO VICINITY

Species	Status Federal/State	Preferred Habitat Type
Invertebrates:		
Callippe silverspot butterfly	FE/-	Open grasslands with golden violet host species
Monarch butterfly	-/-	Overwinters in eucalyptus and cypress stands
California freshwater shrimp	FE/SE	Permanent streams with pools
Amphibians/Reptiles/Fish:		
California tiger salamander	FT/SSC, CP	Vernal pools, ponds, streams and adjacent grassland
California red-legged frog	FT/SSC, CP	Ponds, streams, adjacent riparian and upland
Foothill yellow-legged frog	-/SSC, CP	Permanent streams with cobbles
Northwestern pond turtle	-/SSC, CP	Pond, rivers, and streams
Steelhead	FT/-	Open water of Bay and Delta, tributary rivers and streams
Winter- run chinook salmon	FE/SE	Open water of Bay and Delta, tributary rivers and streams
Birds:		
White-tailed kite	-/CP	Grassland
Burrowing owl	-/SSC	Grassland
Cooper's hawk	-/SSC	Riparian and grassland
Double-crested cormorant	-/SSC	Bays, rivers and lakes (communal roosts protected)
Golden eagle	-/SSC,CP	Open grassland and savanna
Loggerhead shrike	-/SCC	Grassland
Northern harrier	-/SSC	Grassland
Peregrine falcon	Delisted/SE,CP	Open water and grassland
Prairie falcon	-/SSC	Grassland
Sharp-shinned hawk	-/SSC	Riparian and grassland
Tricolored blackbird	-/CSC	Freshwater marsh and fields
Mammals:		
American badger	-/SSC	Grassland
Pacific western big-eared bat	-/SSC	Roosts in caves, mine shafts, bridges, and abandoned buildings.
Pallid bat	-/SSC	Roosts in cliffs, caves, mines, tree cavities, and buildings
Western mastiff bat	-/SSC	Roosts in cliffs, large boulders, caves, and buildings

Federal Status:
FE = Listed as "endangered" under the FESA.
FT = Listed as "threatened" under the FESA.
C = A candidate species under review for federal listing. Includes species for which the USFWS currently has sufficient biological information to support listing endangered or threatened.
FSC = Federal Special Concern species.
State Status:
SE = Listed as "endangered" under CESA.
ST = Listed as "threatened" under CESA.
CP = California fully protected or protected species; individual may not be possessed or taken at any time.
SSC = Considered a Species of Special Concern (SSC) by the CDFG; taxa have no formal legal protection but nest sites and communal roosts are generally recognized as significant biotic features.



GREATER VALLEJO RECREATION DISTRICT

FIGURE 1: EXISTING VEGETATION, NORTH

MCINTYRE RANCH MASTER PLAN

LandPeople

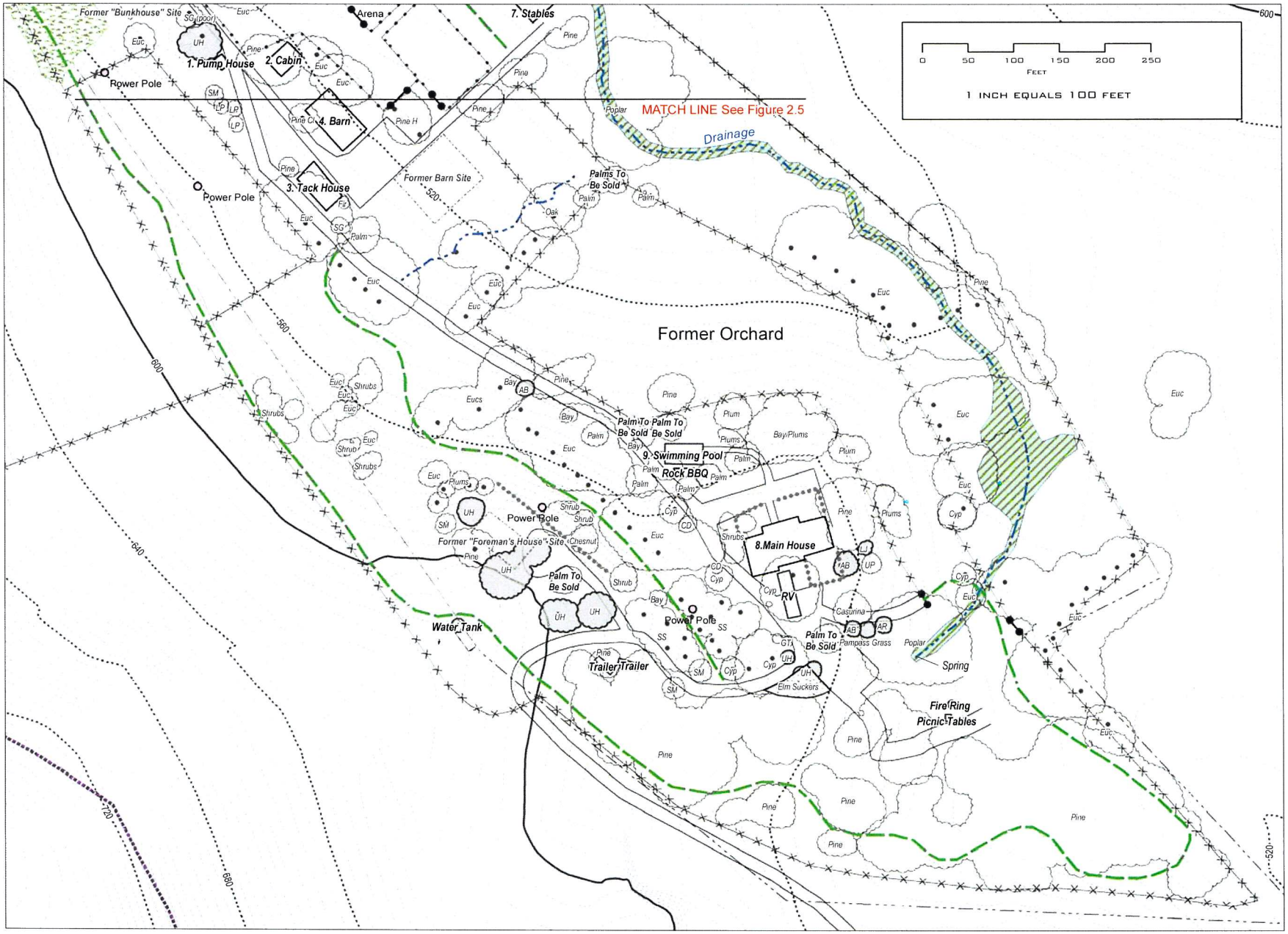
LEGEND

- Trees
- Very Invasive Trees
- Tree Trunks
- Intermittent Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail

Elevation Contours

- 100 foot
- 40 foot
- 4 foot

- Drainage/ Potential Seasonal Wetland
- Native Grassland



GREATER VALLEJO RECREATION DISTRICT

FIGURE 2: EXISTING VEGETATION, SOUTH

MCINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Tree Trunks
- Intermittent Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail

Elevation Contours

- 100 foot
- 40 foot
- 4 foot

- Drainage/ Potential Seasonal Wetland
- Native Grassland

Randy Anderson
Landpeople
511 First Street
Benicia, CA 94510

Dear Mr. Anderson:

RE: CULTURAL RESOURCES SURVEY OF THE McINTYRE RANCH PROPERTY

On May 17th, 2007, this author completed an archaeological field inspection of the proposed McIntyre Ranch Master Plan project area located in Vallejo, Solano County, California. No evidence of historic or prehistoric archaeological deposits was discovered during the course of the survey. This report contains a summary of information gained to date.

PROJECT DESCRIPTION

The proposed project area consists of the existing McIntyre Ranch complex, a parcel of land consisting of an access lane which enters the ranch complex from the north, along with property which contains the ranch buildings, former building locations, stables, paddocks and a picnic area. Depicted on a series of maps produced by Landpeople in April of 2007 entitled the McIntyre Ranch Master Plan, the current study area is separated by fence lines from lands owned by private parties on the north, the Solano Land Trust on the north, east and south, and by the City of Vallejo on the south. The historical significance of the structures and setting in general is the focus of a separate study.

For the purposes of the archaeological survey, the project area was defined by the fence lines shown on the April 2007 maps entitled Entry Drive North, Main Ranch North, and Main Ranch South. A fourth map entitled Southern Access: Feasibility Study, showed the potential alignment of an access road coming in from Blue Rock Springs Regional Park: this route, surveyed in 2005 by Holman & Associates during their inspection of the Solano Land Trust Vallejo Swett, Eastern Swett and King Ranch properties, was not re-surveyed for the present study.

ARCHAEOLOGICAL BACKGROUND

An archaeological literature review conducted for the 2005 Solano Land Trust project area covered the entire location of the McIntyre Ranch complex. No historic or prehistoric cultural resources were recorded inside the McIntyre Ranch borders (the fenced in area), although the bordering properties to the south did contain historic materials: Blue Rock Springs Park contained remnants of an historic resort:

> "White Sulphur Springs, adjacent to the property at the southwest, was developed as a fashionable resort during the decade of 1860-1870. During the early 1870s a road was

extended from the resort to St. John's Mine Road, creating a shorter access road from the north. On February 5, 1872, it was dedicated as a County Road and officially named Vallejo Water Company Dam and Sulphur Springs Road, abbreviated to Springs Road.

It is reported that the springs dried up in 1928 due to activities of the Hastings Mine. The spring area is now the City of Vallejo's Blue Rock Springs Park" (Dietz in Holman, 2005).

The subsequent survey of the Solano Land Trust properties excluded the fenced in McIntyre Ranch. Immediately surrounding the ranch however were a number of historic archaeological resources: a rock wall, two mine shaft adits, two smaller rock walls, historic pumps/pipes and recent historic trash, and another rock wall. The 2005 survey also noted the Palm lined drive leading in from the north to the McIntyre Ranch. The 2005 report concluded with a set of recommendations for recording the historic features inside the Land Trust property. No further research on the McIntyre Ranch or any features (such as the northern access road) was done at that time.

DESCRIPTION OF FIELD SURVEY

A visual inspection of the project area was conducted by this author on May 17th, 2007. All of the open ground inside the project area was inspected for evidence of historic and/or prehistoric archaeological deposits. Particular attention was paid to the former building sites and the ephemeral drainage which is found along the northern fenced border of the property, draining to the northwest. Survey conditions were ideal: the recent removal of at least two structures and the lack of dense vegetation (except around the abandoned main house) made visibility of the ground surface excellent.

FINDINGS/RECOMMENDATIONS

In summary, no evidence of historic and/or prehistoric archaeological deposits was found anywhere on the surface during the course of the field inspection. The locations of at least two former building sites and other areas which appeared to have been graded in recent years did not yield any historical archaeological deposits.

It is the finding of this report that plans for the use of this facility should have no effect on prehistoric archaeological resources. Because of the long history of use of the area, there is a moderate potential that historical archaeological deposits could be uncovered if additional structures are removed, or if areas are cleared of vegetation or graded for future uses. Historical archaeological deposits could exist in the form of dump sites, filled in wells and possibly privy pits.

It is recommended that a qualified archaeologist be retained to review any future re-use plans which require building removal, grading and/or trenching operations. Depending on the location and quantity of ground disturbing activities, a recommendation could be made to require

archaeological monitors on site during construction to identify any potentially significant historical archaeological deposits.

Potentially significant historical deposits could require evaluation under current CEQA guidelines to determine the eligibility of the resource for inclusion on the California Register of Historic Resources. Any resources which cannot be mitigated through avoidance may require mitigation through a program of limited data retrieval. Data retrieval could be accomplished through a program of limited hand excavation coupled with continued archaeological monitoring of soils removal in sensitive areas to insure that significant materials and information are recorded and/or removed for subsequent analysis.

Sincerely,

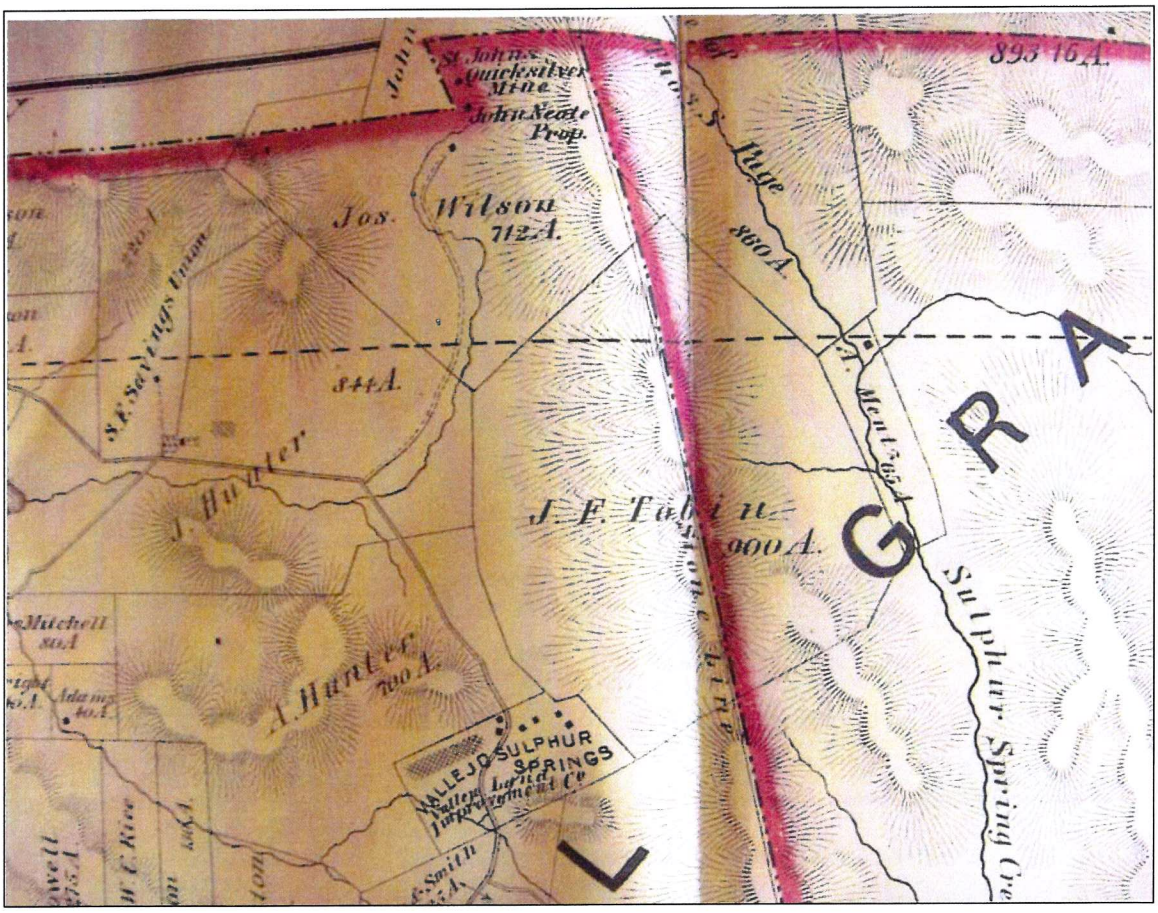
Miley Paul Holman
Holman & Associates

REFERENCES CITED

Holman, Miley
2005 A DISCUSSION OF PRELIMINARY FINDINGS OF A CULTURAL RESOURCES SURVEY OF THE VALLEJO SWETT, EASTERN SWETT AND KING RANCH PROPERTIES, SOLANO COUNTY, CALIFORNIA. On file, Holman & Associates

Appendix D:
Historical Resources Report

For use in the Initial Study identifying existing conditions and potential uses of McIntyre Ranch, in compliance with the California Environmental Quality Act (CEQA).



Prepared for:
LandPeople, Landscape Architects and Planners
511 First Street, Benicia, CA 94510

Prepared by:
Meg Scantlebury
228 Camino Alto, Vallejo, CA 94590

Subject Property Address:	McIntyre Ranch 1 St. John's Mine Road Vallejo, CA 94591 APN# 0182-040-050 Driveway: APN# 0182-040-040
Owner:	Greater Vallejo Recreation District (GVRD)

Introduction

For the purposes of developing a comprehensive master plan for the use of the McIntyre Ranch property, owned by the Greater Vallejo Recreation District, GVRD consultant LandPeople has requested a Historical Resources Report with the McIntyre Ranch as the subject of the study.

The purpose of this report is to study the historic and architectural significance of the property as a rural landscape as well as the historic and architectural significance of buildings, structures, objects, and sites as individual resources or resources contributing to the property as a whole, and determine if it is or contains historical resources, for the purposes of the California Environmental Quality Act (CEQA), in accordance with Section 15064.5 (a)(2-3) using the criteria outlined in Section 5024.1 of the California Public Resources Code. The determination of historic significance is intended to inform the master plan.

Significant cultural resources, for the purposes of CEQA, are those resources that are eligible for or are listed in the California Register of Historical Resources (CRHR). All resources that have determined eligible for or are listed in the National Register of Historic Places (NRHP) are automatically eligible for the CRHR and as such, are considered historical resources for the purposes of CEQA. In addition, cultural resources included in local registers of historical resources, as defined in PRC 5020.1(k) or 5024.1(g), are also considered to be historical resources for the purposes of CEQA. CEQA states that, "a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." The significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that conveys its historical significance and justifies its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources. Essentially, this means that if a project demolished an entire historical resource, or alters it adversely so that it would no longer be eligible for the California Register or be considered to be a historical resource, the project would have a substantial adverse change to that resource. However, after project construction, if the resource still possesses historical significance such that it would still be eligible, there would be no substantial adverse change,

This report first describes the project and its setting. Subsequent sections cover the scope of the background research, the historic and thematic contexts in which the property may be evaluated,

field methods, findings, and determinations. Because the property has been sporadically developed for different purposes throughout its use, historic and thematic contexts include the history of the property, and the themes and histories of rural historic landscapes, specifically ranching, and of San Francisco Bay Area residential architectural styles.

Summary of Findings

The McIntyre Ranch as a rural landscape, as well as those buildings, structures, objects, and landscape features that were evaluated as individual resources, are not eligible for the California Register. Therefore the property is not, nor are any of its individual components, historical resources for the purposes of CEQA as defined in Section 15064.5.

Project Location Description

The 22.15-acre McIntyre Ranch, owned by the Greater Vallejo Recreation District (GVRD) is located in the northeastern portion of Vallejo, just over the ridge from Columbus Parkway and the urbanized limits of the city. The McIntyre ranch is surrounded by the 905-acre Vallejo Swett Ranch, currently owned by the Solano County Land Trust. The Swett Ranch is planned to be opened to the public on a limited basis in the next two years, including access to a portion of the Bay Area Ridge Trail that will connect from GVRD's nearby 30-acre Blue Rock Springs Regional Park to the McIntyre Ranch property, and north to existing trails in public open space around the Hiddenbrook residential development.

Access to the ranch is via St. John's Mine Road. St. John's Mine Road originates at Columbus Parkway, a major arterial that is currently being widened to four lanes in the vicinity. The character of the intersection changes abruptly from the newly commercially developed Columbus Parkway to a narrow rural roadway winding through low hills to the small, secluded valley in which the McIntyre Ranch property is situated. The landscape is primarily rolling hills covered in native grasslands with occasional rocky outcrops. The road passes through some large rural residential parcels with introduced landscaping, including mature pine and oak trees. The connection to the McIntyre Ranch property extends south from St. John's Mine Road through property owned by Catherine Azevedo. The access to the McIntyre Ranch passes between an actively used equipment shed and yard located on the east side of the road north of the entrance, and trucks, trailers and other equipment stored in a flat area on the west side of the road.

Historical and Thematic Contexts

Property History

The McIntyre Ranch was once part of the Suscol Rancho, the western-most rancho of the six Mexican-era land grants within Solano County. This 84,000-acre rancho, which also included the land that would become the cities of Vallejo, Benicia, and Cordelia, was granted to General Mariano Vallejo by the Mexican government in 1844.

The hide and tallow trade remained the main focus of the rancho economy. This particular agrarian system began to erode, for in the early 1840s, Americans from the east coast began to arrive in the region in search of farming opportunities. They were able to acquire land by any of three methods: by the Mexican government-required sponsorship by current landholders, by trading a service, or by squatting on it. These settlers put up fences to keep out the freely ranging cattle and horses. This was the beginning of the end of the Mexican pastoral system of using the land in its natural state rather than actively altering its physical features to accommodate agricultural activities.

Mexico's tenuous hold on Alta California ended in 1846 when a number of American and Western European settlers, many of whom were those given land grants by the Mexican government, staged the Bear Flag Revolt in Sonoma's Plaza on June 14, and claimed California as an independent republic. Independence was short lived, for less than one month later, on July 4, the American flag was raised over California. Two years later, in 1848, the treaty of Guadalupe Hildago was signed and California was ceded to the United States. In 1850 California became the thirty-first state.

The greatest concentrated settlement and consequent land-use impact on California to date was caused by the discovery of gold at Sutter's Mill in the Sierra foothill town of Coloma on the American River in 1848. With this discovery came an unprecedented influx of settlers throughout the state, arriving by sea and by land. Some found success in the mother lode; others didn't and looked for other sources of income. Agriculture grew out of necessity throughout the state, as the population grew from 92,599 in 1850 to 864,694 in 1880.

At the close of the Mexican-American War, although the treaty with Mexico guaranteed the rights of resident Californios, many eventually lost their lands. Congress created the Land Law of 1851 to systematically address the problem. The act established a commission charged with re-examining all Spanish and Mexican land titles. This placed the burden of proof on the existing, usually Spanish-speaking, landholders.

After the American takeover in 1850, Mariano Vallejo gave the new state of California 156 acres by the Straits of Carquinez and donated $360,000 to erect a state capitol. Vallejo had suggested the city be named Eureka, but the consensus was to name the city after the general. Thus it was that the state capitol was located in the city of Vallejo beginning in 1851. It was a short-lived designation; the capital was moved, again only temporarily, to Benicia in 1853. Nevertheless, Mare Island became the first permanent United States navel installation on the west coast, established in 1854. The city of Vallejo began to grow now that it had a stable employment base.

Mariano Vallejo granted power of attorney over the remaining acreage of the Suscol grant to his son-in-law, John Frisbie, who proved to be very effective in promoting the area and in developing the cities of Vallejo and Benicia. Concurrently, squatters settled much of the outlying land. While the Land Commission and the Federal District Court upheld the Vallejo-Frisbie claim to the rancho, the squatters appealed, and in 1862 the U.S. Supreme Court ruled that the grant was invalid. Mariano Vallejo had indirectly made extensive loans to the Mexican government by paying the soldiers in his charge himself to ensure their timely compensation and, thus, allegiance; he was granted the land as

recompense. The squatters successfully argued that Vallejo had never occupied or cultivated the land according to the original purpose of the land-grant system, invalidating the claim.

Frisbie and other landowners whose titles derived from Mariano Vallejo went to the United States Congress and introduced the Suscol Act, which passed in 1863, allowing them to validate their claim for a fee of $1.25 per acre. These landowners sought to reclaim their property, however, "evictions, shootings and murders were not uncommon in the years after 1862." (State Capitals of Solano County, P. 33). Consequently some of the landholders whose titles derived from Vallejo were likely unsuccessful or could not afford to prove title.

Rural parcels historically were subject to vague boundary descriptions, complex partnerships, and seemingly random subdivision, making title searches challenging and sometimes presumptive. Review of historic maps show the larger parcel of about 950 acres, from which the McIntyre Ranch was finally subdivided, with consistent boundaries from 1869 to 1975. Consequently, from when Frisbie started selling off portions of the land grant until 1869, the boundaries of the initial subdivisions are nebulous and the title search proved rather vague.

It appears that the McIntyre Ranch was originally part of a 616-acre parcel sold by John Frisbie to Reverend Sylvester Woodbridge, Jr. for $3,080, recorded on May 30, 1857. Woodbridge is credited with establishing the first Protestant church in California with an ordained resident pastor; the building was erected in Benicia in 1849. Woodbridge's sympathies with the South during the Civil War caused dissension among the members of his congregation, resulting in his departure and the closing of the church. It is unknown if Woodbridge had to validate his ownership through application of the Suscol Act or even if he was able to hold on to his land. No deed was located naming him the Grantor.

Three years later a deed dated October 17, 1860, records Daniel Williamson selling his ½ interests in a 117-acre parcel and a 177-acre parcel to his partner Edward H. Rowe for $585, giving Rowe full ownership of the two parcels. On that same day Rowe also recorded the purchase of ¾ interest in another two adjoining parcels of which he already owned ¼ interest. The property was purchased for $300 from Daniel and Helen Williamson and Joseph and John Wilson, increasing Rowe's holdings about another 77.5 acres. Neither deed mentions the previous owner(s), however the property boundary descriptions makes them appears to have once been a portion of the Woodbridge land. An 1869 *Map of Township No 3 North, Range No 3 West* shows the Rowe and Williamson property; the *Map of the City of Vallejo, Terminus of the Napa Valley, Sonoma Valley, and California Pacific Railroad, 1868, appended by E.H. Rowe in 1871*, is less inclusive and does not identify his property.

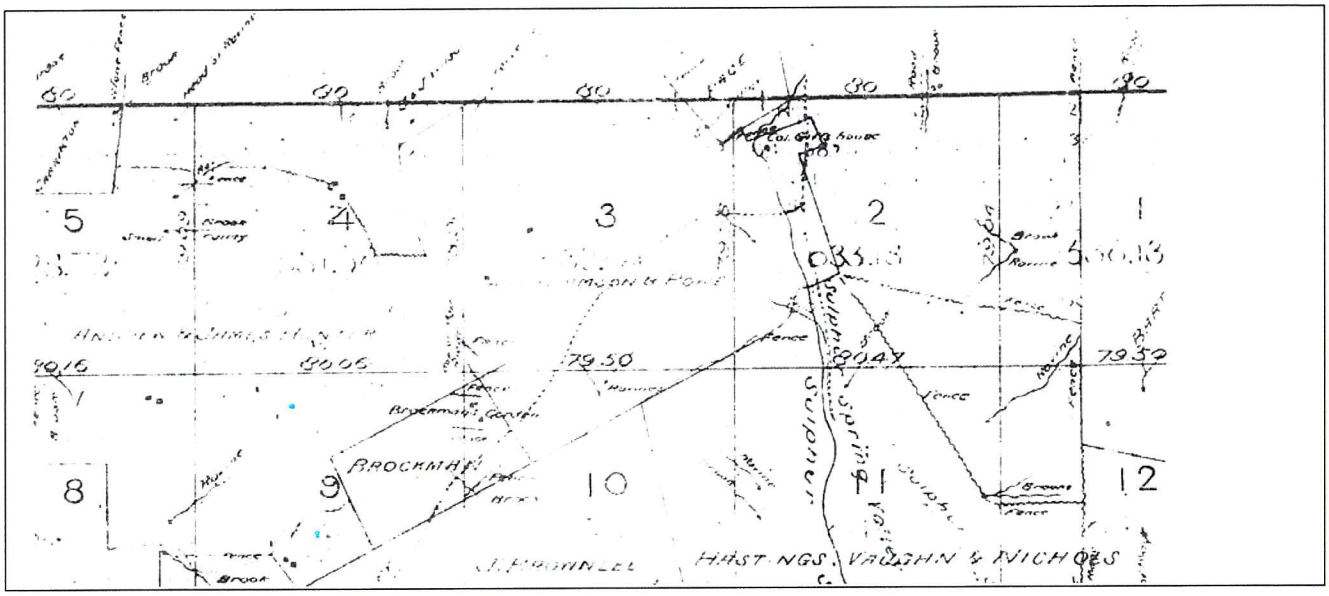


Figure 1: 1869 map of Township No. 3 North, Range No. 3 West Mount Diablo Meridian. Although faded, the Williamson and Rowe property can be seen, labeled just under the number 3.

Little is known about the Williamsons, other than that they were involved in Woodbridge's church. John and Joseph Wilson were farmers originally from Ireland, having immigrated in 1851 to try their luck in the gold mines. Not realizing success, they moved to Solano County. They purchased 400 horses, drove them to New Mexico where they exchanged them for 4,000 sheep, which they drove back to Solano County. During the 1850s large herds of sheep were driven into California. For example, Kit Carson purchased sheep in New Mexico for fifty cents a head and sold them in California for $5.50 a head. It is likely that this provided the Wilson brothers with the capital to purchase land.

By 1876 their land holdings together, which only briefly included the McIntyre property, totaled over 1,700 acres, upon which they bred horses. In 1873 cinnabar was discovered on Mt. St. John, which was on Joseph's property, adjacent to the subject property, and the St. John's Quicksilver Mining Company was incorporated that April.

On September 20, 1871, Edward H. Rowe sold his property, known as the "Ranch of Williamson & Rowe", likely a cattle ranch, to James F. Tobin for $800. James Tobin had already been living in Vallejo when he purchased the property, for he was included in the U.S. Census of 1860; he was listed as a single, twenty-eight-year-old male, a butcher from Ireland, and living in a hotel in Vallejo.

According to an early history of Solano County, the portion of the county that consists of the mountain spurs of the coast range contains wild oats that are " the stand-by of the farmer. It nourishes his stock in the spring, fattens them in summer and fall, and sustains them in winter." (Wood Alley and Co., P. 76.) For cattlemen, drought and disease were the two greatest threats. From

1863 to 1865 a drought either killed or forced the slaughter of hundreds of thousands of sheep and cattle state wide. Perhaps Rowe experienced losses from which he could not recover, which caused him to sell his property for less than he purchased it. Additionally, there was a nation-wide recession as the government struggled to pay off the debt incurred by the Civil War. Because Tobin himself was a butcher, he was able to cut out the middleman and market his beef himself, likely making his venture more profitable.

By that time, Vallejo had grown, with its economy split between agricultural operations and ship construction. The California Pacific Railroad was established in 1867 as the Sacramento to San Francisco connector to the impending transcontinental railroad, which was completed in 1869. The intent of the CPRR was to provide steamboat transit from San Francisco to Vallejo, where passengers and goods would board a train to Sacramento and connect there with the transcontinental line. As a consequence, in conjunction with the attributes of a climate more moderate than San Francisco's, steady employment available at Mare Island and the Starr (flour) Mills, and affordable land, Vallejo, incorporated in 1868, grew rapidly, stabling off in the early 1890s. In 1860 United States census shows Vallejo as having a population of 1,432; in 1870 it grew to 6,391; in 1880 it dropped slightly to 5,987, however it was listed as one of only ten cities in California as having a population of more than 4,000; in 1890 it again passed the 6,000 mark to 6,343 inhabitants.

Tobin increased his land holdings on January 25, 1875, a year prior to another significant drought, when he purchased thirty-five acres of land from James and Andrew Hunter, also natives of Ireland but of Scottish decent, with a $1 gold coin. According to Thompson & West,

> J.F. Tobin owns a 900-acre parcel which is bound by: J. Hunter and A. Hunter to the west, Jos. Wilson (St. John's Quicksilver mine, John Neate, Prop.) & Thos. S. Page to the north, A. Mentz and D.N. Hastings to the east, the Vallejo Sulphur Springs, (owned by the Vallejo Land Improvement Co.) & John Brownlie (Quicksilver mine) to the south. A stone fence is depicted running north/south through the middle of the property, marking Vallejo Township (west) and Benicia Township (east).

The Thompson & West map in the same publication identifies the J.F. Tobin property, indicating that it is a 900-acre parcel. A fence was originally described in the 1857 deed (Frisbie to Woodbridge) as having been erected by Edward H. Rowe; the 1860 deed between Williamson (grantor) and Rowe (grantee) mentions a stone line, likely Rowe's fence, used as a boundary demarcation.

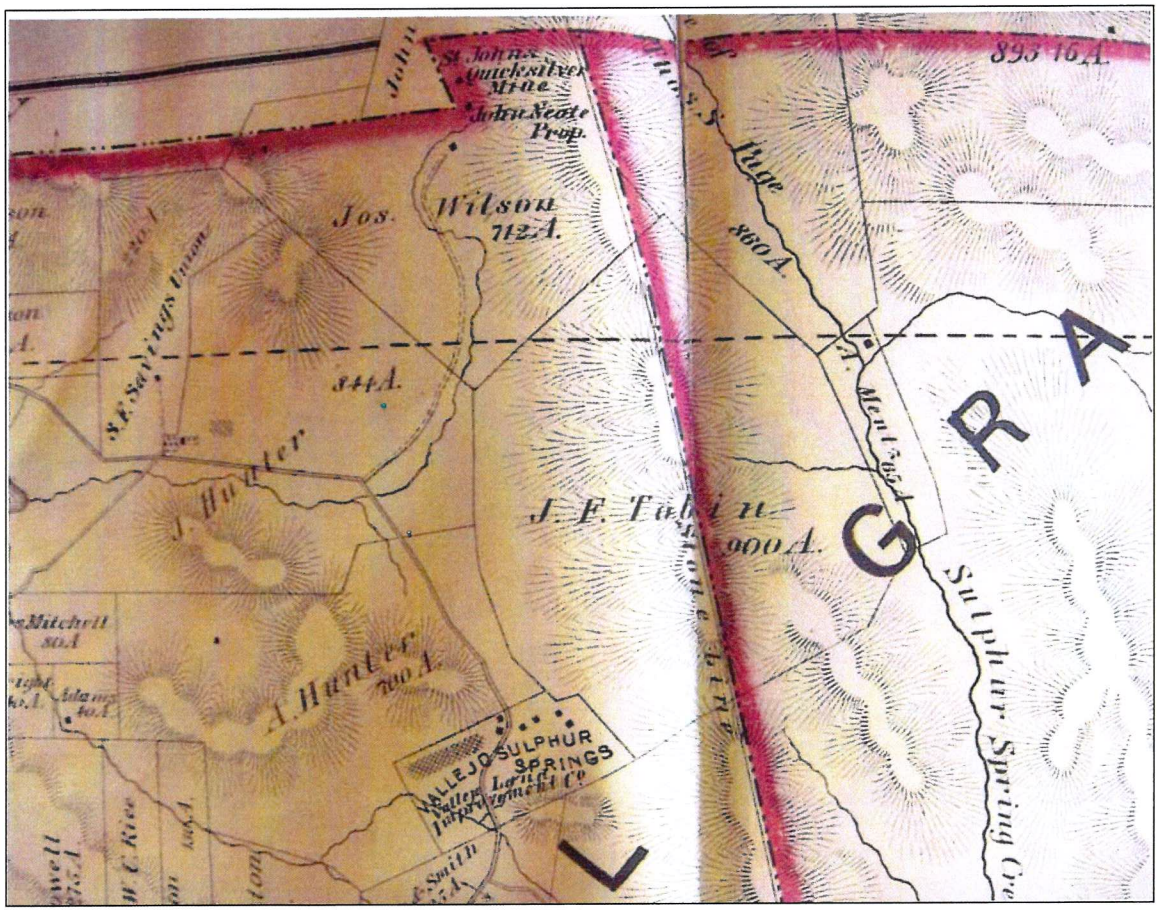


Figure 2: 1878 Thompson & Rowe map. Note that the boundary for J.F. Tobin's land is the same as the Williamson and Rowe boundary in the 1869 map on page 6.

That same year, in the Solano County Business Directory, Tobin is still listed as a butcher from Ireland. According to the listing, he came to California in 1850, and Solano County in 1855. It further states that he owns 1,000 acres of land. The 1880 U.S. Census describes the family:

> Tobin, James F. married 58 yr., butcher, Ireland. Wife: Catherine, 38 yr., keeping house, Ireland, Son: William Tobin, single, 19 yr., clerk in store, Ca., Daughters: Elizabeth, single, 17 yr. at school, Ca., Maria, single, 11 yr. at school, Ca, Lilie, 8 yr. at school, Ca., Celia, 18 months, at home, Ca. Servant: Catherine McCarthy, single 22 yr. servant at home, Ireland. Living at 19_ Virginia Street, Vallejo.

The ranch land in the area was shared with mercury, or "quicksilver" mines. According to an article that appeared in the *Solano Historian*:

> The most successful mining in Solano County has been for quicksilver (mercury) which was found in a continuation of the Sierra de Napa Range called Sulphur

> Springs Mountain, now called Blue Rock Springs. …In 1863 John Neate discovered cinnabar on the Brownlie Ranch one-half mile east of the Springs. The discovery was kept quiet because of the squatter problems on the Suscol Rancho. Mr. Neate made an arrangement with Mr. John Brownlie to mine for cinnabar …the mine was closed in 1873.
>
> John Neate continued prospecting. He made a major discovery in the western part of Sulphur Springs Mountain between two peaks called Mt. St. John and Mt. Luffman. The discovery was on a ranch owned by Joseph Wilson. … at the time the mine close in 1923 it extended over 713 acres. The mine is now flooded. (The Local Quicksilver Mines, by Thomas Lucy, December 1991)

James Tobin apparently died sometime before 1890, for Eager's Map (1890) identifies a 953.62-acre parcel owned by Mrs. C. Tobin. It is bound by James Hunter and Andrew Hunter lands to the west, Jos. Wilson (St. John's Quicksilver mines) and the heirs to Thos. S. Page to the north, A. Mann to the east, Kelly and Woodburn (Sulphur Springs), and John Brownlie (Quicksilver mine) and D.N. Hastings to the south. A stone fence is depicted running north/south through the middle of the property, marking Vallejo Township (west) and Benicia Township (east).

Meanwhile neighboring property changed title, presumably for estate management purposes. On July 8, 1895, Geo. A. Hastings, et al. (G.A. Hastings, H.M. Hastings, Alice Hastings and Eben J. Hastings), grantors, sold 1,737 acres of land known as Sulpher Springs Valley Ranch, 860 acres known as the Paddy Ranch, 96 acres known as the Daly Fields, and the undivided ½ interest in 278 acres of land known as Peabody Fields. City lots in Benicia were also included in the deed description. All were sold to Hannah M. Hastings for $1.

Meanwhile, the city of Vallejo again began to grow and prosper, starting with the Spanish-American War (1895-1902) and continued through World War I. As a warship-building center, the workforce needed homes, trades, and services to sustain them. In 1900 the population of Vallejo was listed in the United States census as 7,965; it grew significantly thereafter, reaching 11,340 in 1910, and 21,109 in 1920. Although development pushed east, the lands owned by the Tobins and their neighbors retained their rural use and character.

Catherine Tobin died on January 12, 1896; her will was recorded on April 26, 1897. At the time of her death all five of her children were alive; by the time her will was recorded her son William had died. Her extensive property holdings were left to her children, William Tobin, Elizabeth Ellen Weniger, Maria Emma Tobin, Lillie Anna Tobin, and Cecilia Tobin. William is listed as a grantee; his share was deeded to his sisters the following year (March 14, 1898 and March 26, 1898). The real property included several lots in the city of Vallejo, some improved, including the family residence, a 10.8-acre slaughterhouse property on Napa Road, cattle ranches made up of four large parcels, and unimproved city lots in San Francisco. The parcel that contains the McIntyre Ranch, one of the four cattle ranch properties, is described as "a certain tract known as 'Hill Ranch'…containing 950.12 statute acres of land. Improvements thereon consisting of small house, barn, sheds and

corrals. This is the first record of any improvements having been made on the property. The 1915 Edward Denny's Map of Solano County, California, shows a structure and two roads, one of which leads to the structure. This is the first depiction of any improvements on the property.

Subsequently, on March 3, 1905, the heirs established and granted all properties to the J.F. Tobin Estate Company. Fourteen years later, on June 4, 1919 the James F. Tobin Estate Company was divided up, and all assets were distributed to its stockholders, the four daughters of James and Catherine Tobin. A 1926 U.S.G.S. map depicts the same improvements as Denny's map.

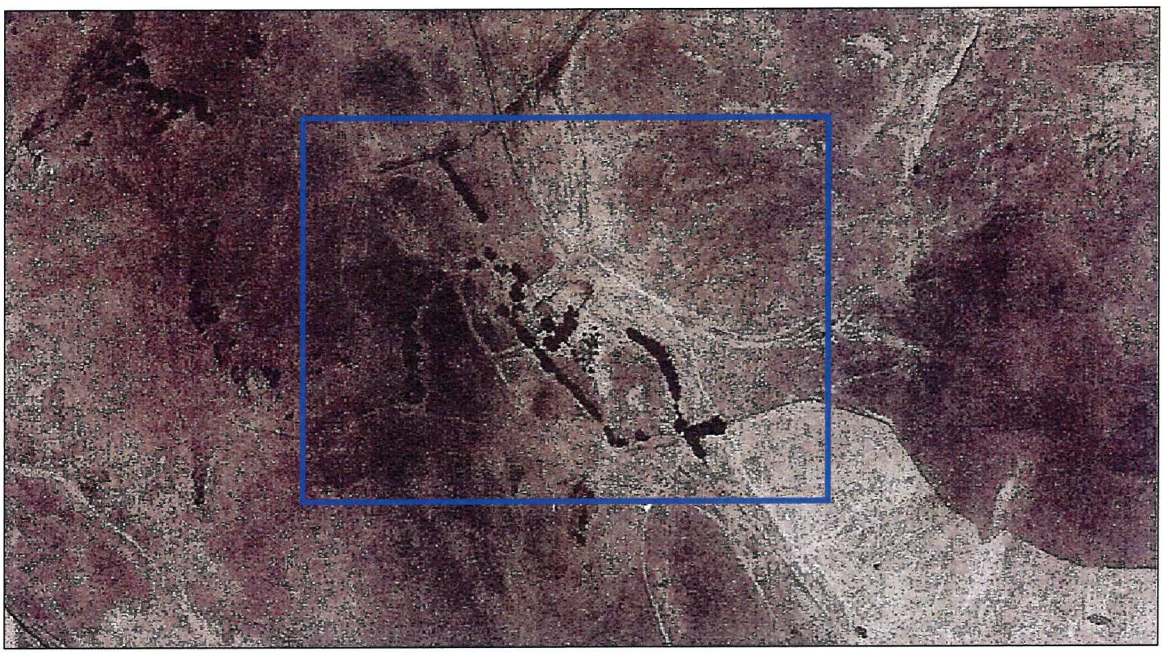
The will of Medea T. Roig, formerly Medea T. O'Brien, originally Maria Tobin was recorded on December 30, 1929. The will indicated that the family had left the Vallejo area; Medea was a resident of San Francisco, her husband Herbert Roig was residing at Myrtledale Hotsprings in Napa County, sister Elizabeth E. Weniger was living in San Francisco, and sister Celia Lincoln was a resident of Santa Monica. The fourth sister, Lillie, had passed away prior to 1922, consequently the estate is described as having been divided into three portions. Medea owed Elizabeth money and left her a portion of her estate in lieu of the debt. Elizabeth refused it. On August 6, 1931 Herbert Roig granted his 1/3 interest in the Tobin Ranch, also known as Hill Ranch, as well as the 1/3 interest in the other three cattle ranches, to Elizabeth in lieu of a $2,000 debt with interest. Elizabeth now owned 2/3 of the ranch. No improvements to the Tobin/Hill property were identified in the deed, nor was the current land use indicated. The population of Vallejo had dropped significantly from 21,209 in 1920 to 16,072 in 1930.

The 1932 Eager's Map shows Elizabeth Weniger et al. owning a 958.53-acre parcel which is bound by: Florence Gertrude Reese and Flora Hunter to the west, L.L. Azevedo to the north, M.J. Silveria to the east and American Toll Bridge Co. (formerly Sulphur Springs), Brownlie, Hanna M. Hastings and M.M. Franco to the south. A power line, erected in 1925, is shown running northwest/southeast along the southeast portion of the property; the easement was granted to Pacific Gas and Electric Company in 1913. Another easement had been granted to Pacific Telephone and Telegraph in 1912. An aerial photograph taken in 1937 clearly indicates a developed rural landscape that, while the plantings are comparatively immature, is easily identifiable as the McIntyre Ranch as mapped and photographed in 2007.

The 1937 aerial photograph shows evidence of improvements to the approximately 22-acre portion of the Tobin or Hill Ranch that was later subdivided and sold to McIntyre. It shows a row of eucalyptus trees along the north end of the developed portion of the larger parcel, adjacent to an intermittent stream. A second tree row, also eucalyptus, is on the southeast edge of the developed landscape. Although unclear, it appears that there may be three buildings or structures in the center of the landscaped property. These would likely be the extant barn, extant cabin, and the no-longer extant barn. No trees line the road that

Figure 3 (above): Official Map of the County of Solano, California, May 27, 1932. Note that, although it is blurry, the boundary is consistent with that of the other two previously included maps.

Figure 4 (below): Aerial photograph taken August 20, 1937. The developed area can clearly be seen



accesses the development. Nor is there evidence of an orchard, for a cluster of smaller trees in the known vicinity of the derelict orchard are not regular in their planting pattern. There is evidence of fenced corrals or paddocks, similar to those currently on the property.

The depression was coming to an end and land values had begun to stabilize. The population of Vallejo had started to increase again during the latter part of the decade, reaching 20,072 in 1940, due largely to the resumption of battleship construction on Mare Island. The Tobin family and their descendants sold their land after almost 70 years. Apparently absentee owners, Elizabeth E. Weniger and her sister Cecelia Lincoln granted the Tobin/Hill Ranch property and the other three rural properties to John F. Victor, then a resident of San Jose, on October 28, 1939; the sales price was not noted. Less than two years later, although now a resident of Solano County, Victor sold all four parcels, totaling approximately 1,900 acres, to W. (William) B. Swett for $10. The deed was recorded on September 5, 1941. Swett, a descendent of an early Solano County settler, did not appear in the city directory until 1958. The family had a ranch near Martinez, and they may have continued to reside in Contra Costa County until that year.

Swett continued to increase his land holdings. On January 30, 1945 W.B. Swett purchased 127.8 acres from M.M. Franco, then 729.44 acres from the estate of H.M. Hastings. In the Hastings transaction, the heirs, or grantees retained mineral rights:

> ...rights of way and other easements reasonably necessary to the mining and removal of minerals and operations incidental thereto. Such mining operations, if any, shall be so conducted as not to interfere with the operation of said properties as stock ranch or farm...(Book 302, pg 450)

W.B. Swett's first residential listing in the Vallejo City Directory in 1958 identifies his residence as Rt. 1, Box 731. (The 1980 Vallejo City Directory lists Swett Insurance Services "since 1956".) It is likely that he and his family did not live on the property until what is referred to as the Main House was constructed, putting the date of its construction into the mid 1950s. (It can be presumed that this is the subject property, for subsequent owner Dr Thomas M. McIntyre is listed as living at Rt. 1, St. John's Mine Road.) W.B. Swett was married to Evelyn A. Swett. They had four children: Kenneth W, Leland B, Dorothy Swett Hamner, and Linda Susan. A grant deed in trust was recorded on April 11, 1960, stating that Linda was still a minor. About a year later, on February 17, 1961, W.B. Swett paid off his mortgage.

Still, despite a spike in the population of Vallejo, from 26,038 in 1950 to 60,877 in 1960, the former Tobin property and the surrounding ranch lands largely retained their 19th-century rural character. A 1965 aerial map shows the tree row bordering the long entry drive to the developed portion of the property. The trees appear to be palm and pine, none of great stature. Other landscape features include the trees described as visible in the 1937 aerial photograph, an orchard, immature trees in the area that is now the pine forest, and paths or unpaved roads. There is a building located just south of the intermittent stream, near the north end of the lot, presumably the former caretakers house, no longer extent. There is also a building or structure located along the northwest boundary, at what has

been identified as the site of the former bunkhouse. There appear to be two small structures in the north center of the property, one of which is most likely the cabin. Two barns are in the center of the property; just west is the tack house. The swimming pool is visible, located south and west of the orchard, separated by trees. From the southeast corner of the pool, a pathway curves around to the southeast between two large trees, and then runs due south to the main house. A driveway west of the swimming pool leads to what appears to be the main house, for it is consistent with the footprint of that in an aerial photograph taken in 1990.

Figure 4: 1990 aerial photograph. The 1937 image could not be scanned.

An unidentified-newspaper article found at the Solano County Historical Society, entitled "Page from the Past: Ranch Towns in Two Areas," by Ernest D. Wichels (10/18/1964) describes early Vallejo as having "once qualified as a ranch town. Ranch owners, the hundreds of employes [sic] in dairy operations, cattle and sheep raising, and grain and hay harvests, formed a vital segment of Vallejo's economy in early days. Spread of subdivisions and the division of large holdings into smaller parcels has stricken Vallejo from the list of ranch towns." The article also states that, "The

Swett family today operates the early Tobin Ranch – one of the largest in the area – back of the old quicksilver mines. … The Azevedo dairy ranch [next to the Swett property] is one of Central California's best.

The 1966 record of survey, drawn by Edward P. Schwafel, shows the beginning of subdividing the land along St. John's Mine Road, with a two-acre parcel identified as belonging to Michael Rogers. W.B. Swett died and, on September 9, 1975, his widow Evelyn granted to Thomas M. McIntyre and Ruth A. McIntyre, and Michael E. Steel and Carole L. Steel, as joint venturers, a "portion of parcel 1 – Swett Ranch, portions of Sections 3&4, T3N, R3W . . . 22.146 acres of land more or less" with the Swett family retaining easement rights for ingress and egress on the property. That same year T.M. McIntyre, a veterinarian, was issued a permit for the construction of a $15,000 stable on the property, built by contractor Equeseo Inc., indicating the new owners' intent to adapt the property to equestrian uses. The 1975/1976 Vallejo City Directory lists Swett Insurance Service, [proprietor] Kenneth W. Swett.

On October 4, 1977, Michael E. Steel and Carole L. Steel, granted their portion of the property to their now former partners, the McIntyres, "all the Grantors right, title & interest" to the property. In the document Dr. McIntyre's address was identified as Route 1, St. John's Mine Road, Box 736, Vallejo, Ca. 94590.

The 1980 USGS map indicates the presence of seven structures, which appear to include: the caretaker's house (no longer extant), bunkhouse (no longer extant), barn, tack house, stables, a second barn (no longer extant), and the main house. Four years later, on January 1, 1984, Pacatte Construction Co. Inc. applied for a building permit to stabilize the foundation of the main house on McIntyre's property, the house originally built by W.B. Swett in approximately 1955. The application lists Mr. Tom McIntyre as owner.

Tom McIntyre died within the next two years, for on July 7, 1986 Ruth A. McIntyre, sole heir of the McIntyre Family Trust granted the 22.146-acre ranchland to the Greater Vallejo Recreation District. A 1990 aerial map depicts the following improvements and landscape features: a mature tree allée of Canary Island date palms and Monterey pines; paddocks, arena, and stables along the eastern boundary of the property; a structure located along the northwest boundary; the cabin is located in the north-central area; two barns are in the center; and just west of the barns, is the tack house. Some remains of the northern orchard are visible. The swimming pool, main house and stone walls that line the paths, as well as the "former foreman's house", west of the pool are visible. The southern orchard is either over grown or replaced with thick, dense trees. The water tank and driveway appear due west of the southwest corner of the main house, at the property's edge.

Historic Agricultural Landscapes

As defined by the National Park Service, a Rural Historic Landscape is,

> ...a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features. Such landscapes are not usually the work of a professional designer and have not been developed according to standards common to academically or professionally established standards.

Types of rural historic landscapes are based on the property's historic occupation or land use. Although the types of rural historic landscapes differ by use and how the landscape is adapted for that use, they do have common characteristics. They all contain substantial areas of vegetation, open space or natural features in conjunction with tangible evidence of the activities and habits of the people who occupied, developed, used, and shaped the land to serve human needs.

The McIntyre Ranch is associated with three kinds of land use: ranch (cattle, horses), residential, and recreational. It has been established that, historically, its primary use was ranching, specifically the large-scale raising of cattle. With the subdivision and McIntyre ownership the much smaller property was used for equestrian activities and as a residence. Today, under the ownership of the GVRD, the property is used for both recreation and equestrian activities. Both equestrian activities and recreation will not be discussed, for these uses were established within the last fifty years, and replaced the historic land use of cattle ranching; these more recent uses would not be considered historic.

The following discussion, which focuses on cattle ranching, is adapted from a recently completed historical context and research design for agricultural properties, prepared by the California Department of Transportation.

Three general levels of cattle ranches evolved in California: the large corporate or company ranch that usually exceeded 160 acres; the mid-sized ranch, that averaged from about 40 to 160 acres; and the small ranch, under 40 acres. The privatization of most of the state's grazing lands by the 1870s rarely allowed for the upward mobility from the mid-sized ranch to the large corporate ranch. In addition, large companies or corporations controlled the largest tracts of land and had the advantages of better capitalization and market dominance. Examples of each level of ranch appear throughout the state's grazing lands, as do ancillary properties, which were needed to facilitate patterns of transhumance and the marketing of products.

Small ranches generally created by individual homesteads, may consist of the main ranch house, barn, a windmill, slaughterhouse, corrals and pastures. Mid-sized ranches may comprise multiple homesteads joined to form one large parcel or discontiguous ranches with the primary or home ranch and then grazing land located elsewhere. Large or corporate or company ranches may include multiple barns, feed lots, elaborate water systems, loading chutes, slaughterhouses, and bunkhouses for workers. Large ranches often consume thousands of acres that may be separated by hundreds of

miles. This was necessary to help sustain the herds, due to the unpredictability of rainfall, thus the uncertainty of forage each year.

Another ranch property type is the ranchette, which became popular after the turn of the 20th century, and was often as small as five acres. Owners of this type of property practiced more intensive forms of agriculture, and had to purchase virtually all of their feed from another source, because the land base was inadequate to sustain their livestock.

By the 1870s the Tobin's ranch already included far more than the 160-acre minimum to be considered a large corporate ranch. Their neighbors had similarly large tracts. Market dominance would not have been an issue because there was likely sufficient demand for beef, tallow, and leather to support numerous cattle enterprises, for the ranch was close to San Francisco, the largest population center in California, with almost a quarter-million inhabitants by 1880. Transportation to the San Francisco market was well established, with the California Pacific Railroad-run steamboat between Vallejo and San Francisco in operation by 1869. Additionally, the Napa Glove Factory, once the largest glove factory west of Chicago, and the Napa Tannery were just up the Napa River from Vallejo; Tobin likely provided hides for that industry.

An agricultural industry such as cattle ranching was not greatly impacted by changes in practice and technology between 1850 and 1950. The primary changes occurred with the transportation of the livestock, and the slaughtering and processing of the beef, most of which occurred outside of the actual ranch lands. The Tobin, then Swett, property was used for cattle ranching during this 100-year period. The area that became the McIntyre Ranch was likely where the cattle were gathered for transport. Tobin had a slaughterhouse at another location.

Residential Architectural Style in the San Francisco Bay Area

The McIntyre Ranch property includes two distinctive architectural types in addition to the typical rural ranch buildings and structures, some of which are more than fifty years old and will be documented and considered for their individual significance or contribution to the landscape. The two types are rustic-style architecture, illustrated by the tack house, and mid-century modern with characteristics adopted from the Bay Region style, an example of which is the main house. The following discussion outlines the development of residential architectural styles found in the Bay Area to provide a context for these two styles. Examples of almost all of the styles mentioned here can be found in Vallejo, sometimes in significant numbers and range of scale and integrity.

A variety of sources have influenced the style of residential architecture in the Bay Area. There are no architectural remains of the habitats built prior to Spanish colonization, so the earliest extant homes were those of the Spanish and Mexican settlers. These simple buildings, constructed of adobe and roofed with tile, were identical to those built in Mexico. The eaves were broad to protect the material from damaging rain, and to assist the thick walls in moderating both hot and cold temperatures. A local example of this is the Vaca-Peña Adobe on Rancho Los Putos, California State

Historic Landmark 534, near Vacaville. Wooden buildings did not appear until the 1830s; adobe remained the primary construction material throughout the first years of the Gold Rush.

The first architectural style to evolve in California was the home of Charles Larkin in Monterey. The two-story building was framed in heavy lumber to support the second floor; the walls were adobe. As with earlier adobe construction, the roof was designed with deep eaves to protect the walls. A wrap-around veranda supported the extended eaves. Today this is referred to as the Monterey Style.

With the Gold Rush came the construction of lumber mills and an influx of, among other tradesmen, skilled carpenters, and some architects. Residential styles known in the eastern United States and Europe were adopted and a building boom occurred. Some trained architects established themselves in San Francisco as the Gold Rush subsided, but the majority of residential construction throughout the Bay Area was of modest scale, built by tradesmen and influenced by design handbooks popular throughout the U.S., which focused initially on Classical and Gothic Revival styles, followed by the vertical form of the Italianate style.

As the century progressed and manufacturing capabilities advanced, architectural styles evolved. The last three decades of the nineteenth century saw the enthusiastic adoption of Victorian styles with their ornate and generally machine-made decorative details. Other styles of the era include the Stick, Eastlake, Richardson Romanesque, Shingle, and Renaissance Revival. While many examples of these styles are best exemplified on a grand scale, area builders also often incorporated some features of these popular styles on otherwise vernacular and generally modest homes.

The 1893 Worlds Columbian Exposition in Chicago introduced the Mission style, which became popular in California along with the romantic ideals of the Spanish-Mexican colonial era. However the style was interpreted with a more Mediterranean theme, with the application of Moorish towers and round arches. This style was popular from about 1915 to the late 1930s, and was applied to both residential and commercial buildings.

Additional and eclectic period revival styles became popular in California and throughout the U.S. for residential architecture during the first half of the twentieth century. Past styles of many periods and regions were incorporated into all scales of domestic architecture; these included Neo-Classical, English Tudor, American Colonial, and Italian Renaissance.

At the beginning of the twentieth century another architectural ideal developed in the Bay Area, largely as an opposing response to the highly elaborate machine-made architectural elements prevalent in residences in the previous decades. The Craftsman bungalow was the antithesis of the Victorian architecture; honesty of materials and function was the impetus behind the new style. Exposed structural timber and stone foundations were constructed into visually horizontal planes. The style was well suited to the California environment, for the buildings materials were readily available here and the mild climate of the Bay Area made the incorporation of the building into its natural surroundings appealing.

Two important Bay Area architects, Bernard Maybeck and his student, Julia Morgan, are credited with the development of a regional style influenced by the Craftsman ideal in the first half of the twentieth century. "Along with Maybeck, Morgan helped formulate a style specific to the Bay Area which blended the building with the landscape, used wood for both interior and exterior finishes, incorporated numerous windows, courtyards, porches and large spaces that conveyed an open, natural, informal feel." (National Park Service: Bay Area Architecture)

A derivation of this style, initially influenced by a new appreciation for the natural landscape and Theodore Roosevelt's interest in conservation, is rustic-style architecture, often called "NPS-rustic" because of its proliferation in both national and regional park buildings. While the use of materials and integral use of the natural settings have characteristics consistent with the arts and crafts movement, it may also be considered as having been a response to a new romanticism and conservation ethic about nature and the western frontier. This style was employed in the National Park System because it was thought that a building using native materials blended best with the environment. Additionally, the building techniques included intensive use of hand labor which is why Franklin Roosevelt's emergency programs during the Great Depression, including the Civilian Conservation Corps, and, later, the Public Works Administration, instigated rapid development in the National Parks, using this architectural model. A textbook of park architecture, Park Structures and Facilities, was compiled by the NPS in 1935. It described the design philosophy:

> Successfully handled, [rustic] is a style which, through the use of native materials in proper scale, and through the avoidance of rigid, straight line, and over-sophistication, gives the feeling of having been executed by pioneer craftsmen with limited hand tools. It thus achieves sympathy with natural surroundings, and with the past.

The McIntyre Ranch tack house is an example of this style of architecture.

William Wurster, another Bay Area architect, is credited with the origin of the Bay Region style or Bay Tradition. His style evolved from the influence of earlier architects Maybeck and Morgan in Wurster's obscuring the division between inside and outside. His use of large windows, open and unadorned interior spaces, and rustic materials is reflected in his 1936 statement, "I like to work on direct, honest solutions, avoiding exotic materials, using indigenous things so that there is no affectation and the best obtained for the money." Architecture critic for the *New Yorker*, Lewis Mumford labeled this style the Bay Region style. His 1947 article described the style as "that native and humane form of modernism …a free yet unobtrusive expression of the terrain, the climate and the way of life on the [west] coast." It was a style influenced by European design that was established prior to World War II, and proliferated in the United States after World War II. Modern post-war styles included the Ranch, Split-level, and Contemporary; the Bay Region style was a regional response to contemporary architecture.

The Bay Region style may also be considered a variation on the Modernist movement, or International Style. Both the Bay Region style and the Bauhaus-influenced International style use

open floor-plans and large expanses of glass, the difference is manifest in the choice of structural and finish materials. Where the Bay Region style used natural redwood and rustic or finished stone, the International style used white-painted wood, stucco, or concrete. Where the Bay Region style homes borrowed from the history and tradition of the region, International architects claimed no connection to history or geography. Both styles are found in the Bay Area. The main house on the McIntyre Ranch includes characteristics of the Bay Region style.

In conjunction with the conscious effort to blur the division between inside and out, a common theme in Bay Region style, landscape design followed suit. Thomas Dolliver Church, a landscape architect who graduated from U.C. Berkeley in 1922, developed a modern movement in landscape architecture that came to be known as "California Style" which combined the new aesthetic with classical form. Characteristic of California style of landscape design was to introduce related themes or features. While most of the McIntyre Ranch is informal and rural in character, the trees lining the access road is a nod to traditional landscape design on a grand scale. The selection of vegetation, namely the Canary Island palm trees, is carried over to the pool area, which epitomizes the California style of a designed outdoor "room".

In his book, Gardens Are For People, Church described his four-principle approach to landscape design: "Unity, which is the consideration of the themes as a whole, both house and garden; function, which is the relation of the practical service area to the needs of the household and the relation of the decorative areas to the desires and pleasures of those who use it; simplicity, upon which may rest both the economic and aesthetic success of the layout; and scale, which gives us a pleasant relation of parts to one another." His idea was to create an outdoor living space or room. "The new kind of garden is still supposed to be looked at. But that is no longer its only function. It is designed primarily for living, as an adjunct to the functions of the house. How well it provides for the many types of living that can be carried on outdoors is the new standard by which we can judge a garden." Much like the pool area adjacent to the main house on McIntyre Ranch, one of Churches better-known designs shows a separation between the pool and the house and its immediate landscape, with a berm obscuring the two living areas from one another.

Research and Field Methods

Various sources were reviewed for general background information on past use of the land in the region. These included the Historic Property Directory maintained by the California Office of Historic Preservation, published histories, historical maps, and websites. The directory includes all properties included on the National Register of Historic Places, California Register of Historic Resources, California Historic Landmarks, and California Points of Historical Interest. None included the subject property.

Archival research was conducted by Ginger Hellmann in September 2007. Repositories visited included the Solano County Planning Department and Assessor's/Recorder's office in Fairfield, the University of California, Berkeley, Earth Sciences Map Library and Bancroft Library, the Vallejo Naval and Historical Museum Research Library. An architectural survey was conducted by Meg

Scantlebury on October 22, 2007. The buildings and landscape features were photographed during the survey, and field notes were taken. Scantlebury then compiled the results in this report. Her qualifications are described later in this document.

Description of Property

The McIntyre Ranch is a rural 22.15-acre landscape that includes a variety of buildings, structures, objects, landscape features and vegetation – both designed and natural, boundary demarcations, and circulation networks. The property boundary is made up of two assessor's parcel numbers: 0182-040-050, which is the developed portion of the ranch, and 0182-040-040, the long driveway that leads to the building clusters and associated landscape features.

Once through the neighboring property and its crowded equipment yard, the subject property is entered by means of a long, narrow curving gravel and paved road leading primarily south-southeast. The slightly rolling hills prevent the view of the developed portions of the ranch; the view is that of the neighboring pastureland. The road is lined with a tree allée of Canary Island palms and Monterey pines. The extent of the property at this point is restricted to the roadway and its immediate landscape features; the neighboring properties on both sides are indicated by barbed-wire and metal-post fencing. While most of the tree allée is extant in this area, the palms and pines become more sporadic closer to the center of the property, with other species of trees and vegetation interspersed between them.

Figure 5: Canary Island palm trees along entrance road. Facing south. 2007.

The tree allée is not present in the 1937 aerial photograph, but is visible in the 1965 aerial photograph. While their age can best be determined by an arborist, it is likely the trees were planted about when the main residence and pool area was landscaped, sometime in the 1950s. The selection of plant species, namely the Canary Island palms and the Monterey pines, as well as their size, indicate that the tree allée was planted concurrently with the construction of the pool area and house. Aerial photographs support this timeline. While the tree allée is more complete than the landscaping

associated with the house and pool area, there are some inconsistencies due to missing trees and the introduction of other species, which disrupts the character-defining rhythm of a tree row or allée.

The road turns east at about a 90° bend, then gradually curves southward again. A small, unpaved road branching west then south, almost parallel to the principal roadway, leads to the site of a no-longer-extant residential building. A garage is still extant, but no longer in use. It is a small wood-framed building, approximately 18'x18', with a low-pitched front gable roof. The wood siding is wide horizontal tongue and groove. The roof rafters are exposed. The roofing material is composite. The garage door is of similar material, with the bottom boards missing. The building is painted white, and the door is cream. It is in poor condition, with faded, chipped, and moldy paint, and rotting and missing boards that allow both pests and moisture easy access. The building has no character-defining features that clearly indicate its age. The low-pitched roof, the edge flush with the gable ends, is characteristic of 1940s construction. The structural wood appears to be of modern standard dimensions placing the date of construction after 1923. The roof is not plywood, meaning that it was likely built prior to World War II. The removal of the associated residence has left the originally graded site somewhat barren and littered with vegetation debris and piles of disturbed soil.

Figure 6: Garage, front façade, photograph taken facing southeast. 2007.

South of the former residential site are several paddocks of varying sizes, enclosed with modern metal-tube fencing. An intermittent stream runs between the first and second paddock. The property boundary is along the northeast ends of the paddocks, with a narrow access way leading toward the stables, between the paddock fencing and the barbed-wire fencing separating the property from the neighboring pasture. Southwest of the paddocks the grade rises, covered with a mixture of trees, tree stumps, shrubs and grasses, to the primary roadway. More fencing lines the road between the rise and the tree allée. To the southwest, on the opposite side of the road, is another former building site

that is more overgrown than the other, indicating that the former building was removed prior to the previously discussed buildings.

Continuing along the road, heading southeast, the tree allée effectively ends, with occasional palms and pines intermixed with other species of trees. On the west side of the road is a stone pump house that is approximately 10'x10'. The small building is built of rough, uncut volcanic fieldstone, and plywood. It has a front-gable roof of moderate pitch, also built of plywood, and covered with composition material sheeting. The rough-textured stone, which is of various sizes and shades of warm tan, stops at the bottom of the roof pitch; the gable ends are plywood. The off-center faded barn-red door is on the south façade and appears to have been cut from siding from another building and roughly placed in the opening. It is secured with a modern padlock. There is a small square wood-framed window on the east side, facing the road, which is now covered with a piece of plywood. The deep sill is concrete. The rockwork is similar to that of the tack house. If the two buildings were built in about the same time period, the plywood may be replacement material, for the roof of the tack house is board.

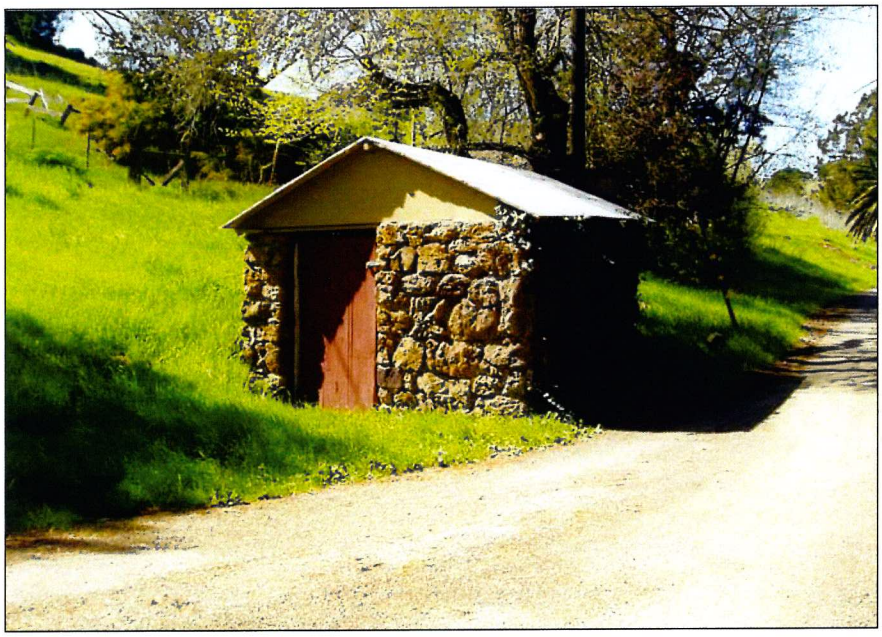


Figure 7: Pump House, front façade. Photograph taken facing northwest. 2007.

Just beyond the pump house the road forks, the left or north fork leading to the working area of the ranch, and the right, upper fork leading to the residential area, including the pool and the main house. The working area or cluster will be described first. This includes the cabin, the barn, and the tack house. Other features in the working area are the stables, built in 1975 and numerous corrals, built with modern metal pipe fencing, some wire fencing supported by wooden poles, and some wire fencing supported by metal poles, an outdoor arena, and an exercise circle. A variety of gates can also be found. None appear to be fifty years old, or have distinctive character that would indicate association with a historic property. A road leads from the stable southwest toward the barn.

The next building encountered along the main road is a tiny cabin on the left or east side of the road, which no longer is paved in this area. The roof is a front gable, with a low to moderate pitch with facia board capping the ends of the eaves. The roofing material is composition shingles. A wooden-floored front porch is covered with a low ¾ hipped roof supported by four simple posts. There is also a shed roof extending off the back of the building. The entrance is a single half-light door placed off center to the right. There is a double-hung twelve-light window on the south side of the cabin, looking toward the barn, and a door east of that providing access to the shed-roof portion. The north side of the building, looking toward the paddocks and the garage, has a single window that is boarded up. The east side, which is the shed roof addition, has two square windows. The siding is simple beveled drop siding of broad horizontal boards. The body of the building is tan, with green trim.

Figure 8: Cabin, front and southeast façade. Photograph facing north. 2007.

Between the front of the cabin and the road is a remnant low rock wall constructed of dry-stacked fieldstones. It may be a portion of the original rock wall designated to demarcate the borders between the Vallejo Township and the Benicia Township described in the early deeds. Historic maps indicate that the borders of the two townships run through Tobin's property, which was the impetus for the construction of a rock wall in 1857. The area between the cabin and the barn includes picnic tables and an old gasoline pump that is no longer in use.

The barn is southeast of the cabin. The approximately 40'x60' wood-framed three-bay symmetrical building with hayloft is a typical modestly sized feed and shelter barn, common to early west-coast ranching properties. It is topped with a rusty metal moderate to steeply pitched corrugated roof. The sheets of roofing material are bent or have become slightly detached from each other clearly showing where the sheets of the material were pieced together. On the southeast side is an open shed

roof that extends the open bay by several feet. The central bay, the largest room, has a narrow-slatted unpainted wooden tongue and groove floor, walls, and ceiling. A loft is accessible through the ceiling of the bay. A portion of the third bay, which faces the cabin and the picnic area, has been finished with sheetrock, a new door and windows, and new exterior unpainted wood siding along about one-half of the wall. The other portion of the northwest wall is open.

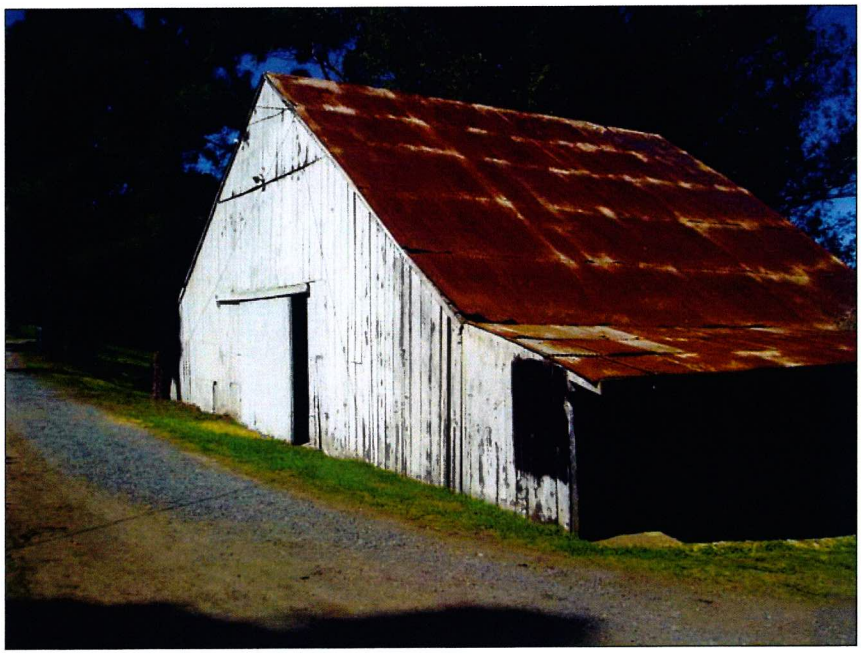


Figure 9: Barn, front and part of southeast façade. Photograph facing north. 2007.

The southwest wall, which is the main entrance for the central bay, is simple vertical wood plank. The door is a typical large sliding door with 'U' hangars. Its planking matches the siding on that façade. While there is evidence there was once another opening next to the door, and exterior access to the loft, above the door, this façade is essentially a flat white-painted plane.

Figure 10: Barn, rear, or northeast façade. Photograph facing southwest. 2007.

The northeast façade reflects a very different character. While the southwest is unified in appearance, the northeast is not. The three-bay design of the building is clearly expressed in this façade. The two side bays are sided with vertical board siding, while the central bay has horizontal drop-channel siding. Also inconsistent are the overhangs of siding on one side gable and the central gable.

Additionally the different elevations of the side bays from the central bay are also visible from this side, due to the exposed stone and brick foundation, which is exaggerated by the missing horizontal boards above the brick foundation below the central bay. The two kinds of foundation indicate different construction periods. While this is a typical livestock and feed layout, it appears likely that a smaller structure stood here at an earlier time and was subsumed by the larger structure. A third style of masonry foundation can be seen under the building. The stonework that serves as the foundation for the southwest façade is inconsistent in masonry style and stone shape and size with that of the other stone foundation. It is possible that it is part of the 1857 stone "fence" erected by the surveyor Rowe, for it appears to be in line with the remnant portion of the rock wall visible in front of the cabin.

It is difficult to date this building, with the variety of siding styles and foundation materials, and unusual overhangs. Additionally, it is a simple utilitarian building that doesn't reflect any specific style or interpretation of style other than being consistent in general massing, scale, and use of materials with west coast barns built over a long period of time, generally from about the 1860s to the 1940s. Furthermore, recent alterations may have removed or disguised period-defining features.

It is likely that it was constructed over time, beginning with Tobin's tenure on the property in the early 1870s based on the materials used, namely the stone foundation and simple plank siding. The rest of the building, with the brick foundation work, was likely built later during Tobin's active ownership. Overall, the building is in poor condition.

Figure 11: Barn. Foundation of northwest façade, interior. Possibly a portion of the 1857 rock fence. Photograph facing northwest. 2007.

The tack house is on the opposite side of the road from the barn, and south. It faces the comparatively new stable several hundred feet east. This small stone building is built into the gently sloping hillside in the same building cluster as the barn and cabin. As previously mentioned, the masonry is similar to that of the pump house, with its irregularly shaped and sized volcanic rock. The rectangular building has a side-gable roof, with the two entrances on the long side rather on the gable ends. The gables are peeled timber logs. A deep, full-façade-width porch is topped with a roofline that is slightly less pitched than that of the building. The joint of the porch roof to the roof of the building is not visible when looking at the rooftop, but continues the plane of the roof, angling slightly upward in comparison. Timbers support the porch roof with 'Y' bracing supporting a long horizontal timber header. The porch rafters are further supported by a rough-log truss system. The shake roof, which appears to be original, has taken on the appearance of a sod roof; the visible nails are wire. The floor of the porch is stone imbedded in concrete.

Figure 12: Tack House, front façade and southeast gable end. Photograph facing west. 2007.

The building is rectangular in plan, with very thick walls. The front façade, as mentioned previously, has two entrances. Both are deeply set, with heavy wooden doors trimmed with rough-finished hardware and decorative wooden dowels. There is not an apparent method for supporting the frames, for neither opening is obviously supported by a stone or wooden header joist. In the center, between the doors is what may have been intended to be a water trough, a stone structures that is about three feet high and standing about two feet out from the wall. Behind and above it is a double casement window with diagonal muntins. As with the doors, there is no visible means of support for the void, for there is no lintel.

The two gable ends are virtually identical to each other, with deeply set double-casement windows with diagonal muntins. Both windows are centered below the timber gables, again with no lintels. The back of the buildings is partially subterranean, with two centrally spaced windows of the same shape and style as the others, also with no lintels. The exposed roof rafters over the back façade are planed wood rather than the peeled logs. The 2x6 boards are of contemporary proportions, indicating that, unless the back half of the roof was totally replaced, including the structural members, the building was built after 1923. Additionally, the absence of window lintels and door header joists suggests that the building is an interpretation of an old stone building, built with more modern techniques.

The road through the working building cluster joins the road to the main house south of the tack house. It runs west past the pool area and leads to a driveway turning in front of the house or continues south to the pine forest. The main house, in function, design, and period of construction, has no association with the buildings that make up the agricultural or working cluster. Likely built in the mid to late 1950s, this approximately 4,500 square-foot house, upon first impression, has many of the design characteristics associated with mid-century modern residential design, interpreted through organic materials associated with the Northern California Bay Region Style.

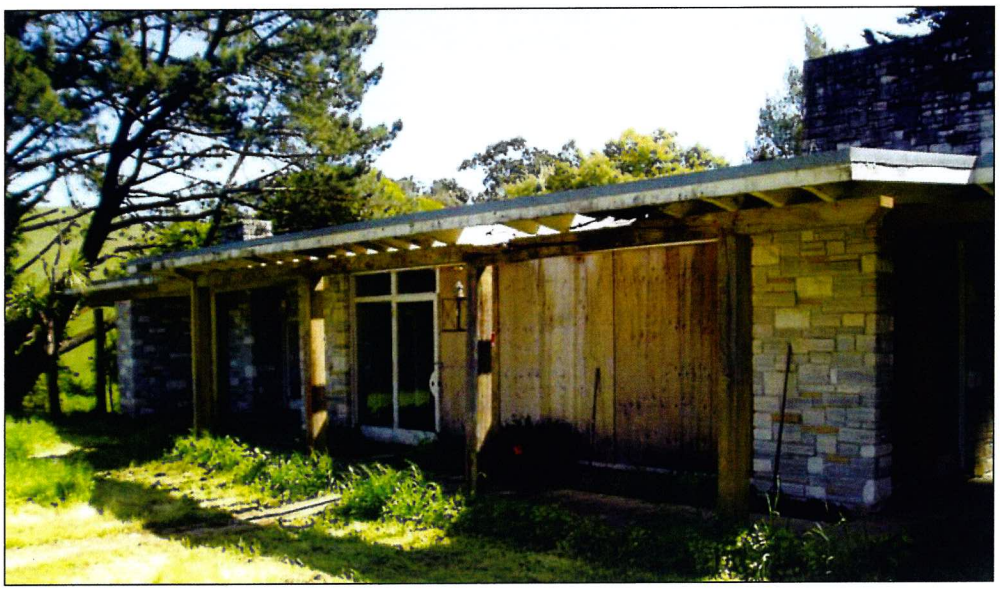


Figure 13: North or front façade of house. Photograph facing east. 2007.

Figure 14: Detail of front façade. Photograph facing west. 2007.

The building is set on a knoll, facing north, overlooking the small valley and hills that extend beyond the 22-acre property. Below the house is the pool area, a designed exterior 'room' that is visually and physically separated from the house. An association between the house and pool area is partially defined by the now-remnants of landscape vegetation, including the Canary Island palm trees and Monterey pines. The two built resources are further visually connected by a series of low walls of volcanic rock that define or contain a concrete walkway from the main entrance of the house that stops at the driveway, then begins again on the opposite side of the driveway, leading down a single switch-back to the pool area. Additionally, a very low double wall, perhaps used as a perimeter planter to define the house site, separates the house from the driveway that curves in front of the primary entrance. The wall/planter, also made from the rough volcanic rock, runs the length of the front façade, but, rather than emulating the precise angles of the house, it curves at the northeast corner.

Between the low wall and the patio/front lanai of the house, is what may have once been a lawn; it is now weeds. At the northwest end of the residence's front yard is a rising four-stepped rock wall of the volcanic rock that leads to a heavy rustic wooden double door attached to that exterior corner of the house. Foundation planting partially conceals the wall surface. The hardware on this door that leads from one exterior space to another, neither enclosed, such as a courtyard, is similar to that found on the tack house doors and windows. Again, this is not in keeping with the angular, modernist style of the house. Nor does it use the same or similar kind of rock material, color, cut, or finish as that used on the house's front exterior facing.

The front façade of the main house is a series of planes, with surfaces at 90° angles inset with a series of large windows, some floor to ceiling, and single and double French doors. Many of the windows and doors are covered with plywood or clear plastic sheeting. All are trimmed in unadorned wood, with some curved but flat surfaced detail around the doorknobs and locks. The exterior wall surfaces are faced with assorted-sized square-cut stone with sawed surfaces; the colors vary from white to tan to light gray. While most are planar, some are set to be jutting out from the wall surface. The irregularity of the planes that comprise the front façade is somewhat mitigated by the deeply overhanging roof that only horizontally extends out two widths; the greatest is in the center of the façade, and the two ends are stepped back. It is unclear if the center porch roof was intended to be open rafter, for several planks of roofing material are missing. The roof is very low pitched; from the front it appears to be flat. Observing the roofline from either side of the house indicates that there is indeed some pitch to the roof. The roofing material is composition.

As previously mentioned, a heavy double door, not in keeping with the openness of the door into the residence, is at the northwest corner of the house. Its surround is stone of yet a different color and texture than that on the house façade and that of the stone walls. The texture is rough and the stones are uncut, however the color and texture are not consistent with that of the volcanic stone. The door leads out to the road that continues toward the back of the property.

The west façade of the house shows little design effort and inconsistent use of surface material. It illustrates that the effort was put into the front façade. The facing is a combination of wide horizontal wood clapboard and uncut volcanic stone. There are two extant single casement windows and, in the middle of the wall, large plywood boards are covering something.

The rear of the house is even more inconsistent with the front, and the westerly half of the south-facing rear is inconsistent in style and material to the other end of the rear façade.
The siding is narrower than that on the west façade, and is shiplap. A concentrated series of windows and single half-light doors cover this most extended plane of the back of the house. None of the windows have glass or frames. The glass is also missing from most of the doors. Toward the center of the rear façade the plane recedes, and is set with a sliding glass door and a French door from different periods; there is also a window with three long horizontal lights that depicts the horizontal emphasis of the streamline moderne style, also inconsistent with the front façade. The openings appear to have been filled with found doors and windows.

A third plane extends out from the central plane, but not as much as the west end of the rear façade. It is pierced with windows covered with plywood. This plane is short. A 90° angle recedes toward the front of the house. An enclosed patio area extends outward and is surrounded by volcanic-stone walls of about five feet in height, with a built-in fireplace of matching material. The stone wall runs the final width of the back façade and turns in, meeting the southeast corner of the house. Three wide steps pierce the wall, leading into the attached patio area. Two large fixed windows look out onto the enclosed patio from the master bedroom.

Like the west façade, the east is far simpler in design than the front façade. But unlike the west façade, with its volcanic-rock ½-wall veneer, the ½-wall stone veneer here is identical to that of the front façade. Large windows are covered with clear plastic sheeting. Portions of the foundation are exposed, showing a continuous-concrete foundation.

Figure 15: Courtyard off the master bedroom. Photograph facing south. 2007.

The house appears to have been built in stages. The older part, the west end, appears to date from the early 1940s. The newer part that reflects Bay Region style is the dominant portion and likely subsumed the pre-existing, more modestly scaled house. While it is not necessary to include an evaluation of the interior of a subject property unless the eligibility consideration is of the interior, the interior of this residence was found to be of inconsistent scale and style; the floor plan is choppy and confusing. The house is in very poor condition, both inside and out.

The pool or exterior 'room' is also in poor condition. The site consists of a large rectangular in-ground concrete pool with curved corners. A single row of blue ceramic glazed tiles surround the wall of the pool, just below the concrete-edge lip. The surface surrounding the pool is concrete slab, most of which are jacked and cracked. There is a diving board. Except for some rainwater, dirt, and plant debris, the pool is empty. An outdoor kitchen runs along almost the entire western edge of the pool site. It is built of the volcanic rock, topped with concrete slab. Included are several cabinets, a sink, a small refrigerator and a spit. In the center is a large fireplace/barbeque with a tall chimney of

the same volcanic rock. Embedded in the rock are two large pieces of obsidian. The chimney is steeply pyramidal in shape topped with arched chimney crowns, a style element often found in southwest or Spanish eclectic revival architecture. As with the house, the pool area, with its associated hardscape and landscape, is in very poor condition.

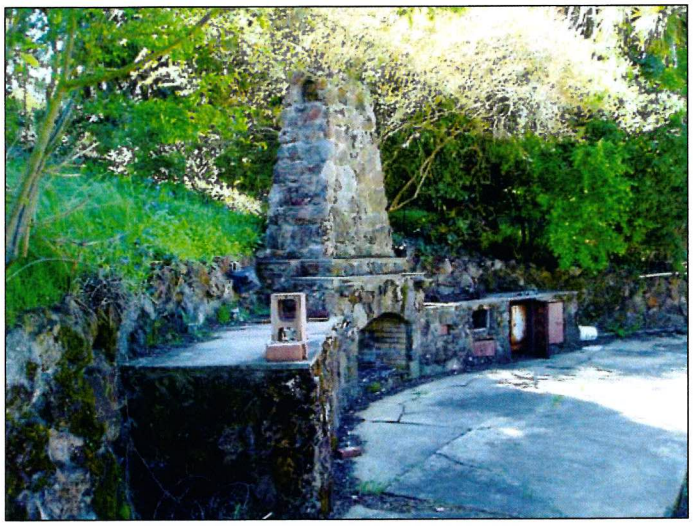


Figure 16: (left) Outdoor kitchen in pool area. Photograph facing west. 2007.

Figure 17: (below) Pool and adjacent vegetation. Photograph facing east. 2007.

The road continues past the west side of the house, where it leads east to a parking area in the rear of the house, where there are two RVs, or turns sharply west and uphill to a large, round water tank that

is less than fifty years old. South of the road and house is a young pine forest and picnic area; they too are less than fifty years old. The road bends sharply again, where it stops at a gate across a newly paved roadway. The gate indicates the southwest corner of the property.

Significance Evaluation and Integrity Determination

The purpose of this report is to study the historic and architectural significance of the McIntyre Ranch as a rural historic landscape (agricultural) and any individual built or landscape resources within the rural property, and to determine if the property or any elements found on the property are historical resources for the purposes of the California Environmental Quality Act (CEQA), in accordance with Section 15064.5 (a)(2-3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

The McIntyre Ranch appears to be a combination of both a landscape developed over time in response to its uses, and a professionally designed residential area. As a rural landscape, the property does not appear to be a historic resource for the purposes of CEQA, for it does not appear to be significant at the local, state, or national level under the eligibility criteria. The following buildings, structures, and landscape elements were evaluated for individual significance: stone pump house, garage, cabin, barn, tack house, main house and associated landscape, pool area and associated rock walls, and the palm and pine tree allée. None were found to be individually eligible under the criteria. Buildings, structures and landscape features not evaluated include the stables, arena, paddocks, the picnic area in the pine trees, and the water tank, for none are greater than fifty years old.

Eligibility rests on two factors: significance and integrity. A property must have both significance and integrity to be considered eligible for listing on the California Register. Loss of integrity, if sufficiently great, will overwhelm the historical significance of a resource and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Additionally, if a property is in poor condition, it may nevertheless retain enough of its original character-defining features to be considered to have historic integrity.

Criteria of Significance
A resource must be determined to be significant under one of four criteria, paraphrased below, in order to be determined eligible.

Criterion 1: Resources associated with important events that have made a significant contribution to the broad patterns of our history. Some events may be brief and specific; others may be activities that spanned long periods of time.

Criterion 2: Resources associated with the lives of persons important to our past.
Criterion 3: Resources that embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master.

Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history. This is generally applied to archaeological resources, which are discussed in a separate report. Therefore it is not addressed in this report.

Integrity
Integrity is determined through consideration of seven factors: location, design, setting, workmanship, materials, feeling, and association. Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, to be considered historically significant for the purposes of CEQA, must meet one of the above criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purpose of this discussion, the aspects of integrity are grouped into three types of integrity considerations.

Location and Setting:
Location and setting relate to the relationship between the property and the environment. Location is the place where the significant activities that shaped the property took place. Setting refers to the character of the place in which the property may have played its historical role.

Design, Material, and Workmanship:
Design, materials, and workmanship, as they apply to historic buildings, structures and designed landscape features, relate to construction methods and architectural details. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Integrity of design is the retention of conscious decisions made during the original conception and planning of a property within its period of significance. Materials are the physical elements that were combined during the established period of significance. A property must retain the key exterior materials dating from that period to retain integrity of material. Workmanship is the physical evidence of the crafts of a particular culture or people during the period of significance. It can be expressed in vernacular methods of construction and plain finishes. Workmanship is important because it can furnish evidence of the technology of a craft or illustrate the aesthetic principles of a specific historic period.

Feeling and Association:
Feeling and association are the least objective of the seven criteria, pertaining to the overall ability of the property to convey a sense of the historical time and place in which it was constructed. Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. Association is the property's expression of the aesthetic or historic sense of a particular period of time.
The following discussion will consider the McIntyre Ranch, as a whole, for eligibility as a rural historic landscape (agricultural). That discussion will be followed by the application of the criteria and aspects of integrity as they apply to each individually evaluated resource.

The McIntyre Ranch, as a Rural Historic Landscape
The following discussion applies three of the four criteria of significance and the seven aspects of integrity to the McIntyre Ranch as a district or rural landscape. For the purposes of this discussion, the main house, tree allée and pool are not considered as potential contributors, for they are

inconsistent with the theme of that of a rural historic landscape, which is evaluated here for its agricultural character.

As a potential rural historic landscape, with the theme of agriculture, specifically cattle ranching, the period in which the property is being considered for its historic significance is during the Tobin and Swett tenures, from 1871 to 1965.

Criterion 1:
Although many features within the established boundary, which includes only the 22.15 acre GVRD-owned property and driveway, contain landscape characteristics related to agricultural land uses and practices, the property does not cogently reflect any specific period of time or agricultural use. Nor does it reflect adaptations such as changes in technology and/or practice over time to allow its continued use as a single type of agricultural property. Therefore the McIntyre Ranch, as a rural landscape, is not significant under criterion 1.

Criterion 2:
Research does not indicate that the McIntyre Ranch was associated with the lives of persons important to our past. Archival research did not reveal that any persons important in Vallejo or Solano County history were associated with the property. Furthermore, if the only justification for significance under criterion 2 is that the property was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group, it is not eligible. While the title search revealed the names of the past owners of the property and businesses associated with the property, research has not revealed specific information about the person's activities; therefore there is insufficient perspective to determine whether their activities or contributions were historically important. Therefore the McIntyre Ranch does not appear to be eligible under criterion 2.

Criterion 3:
When evaluating a property as a landscape or district, it may be a distinguishable entity whose components may lack individual distinction in design. Significant physical qualities may be present in a number of ways. The organization of space, visible in the arrangement of fields, or the siting of buildings and structures, may illustrate a pattern of land use. Such patterns may indicate regional trends or unique aspects of development. When considering the McIntyre Ranch as an agricultural landscape, the components that make up the property are from several periods in history that, in agricultural landscapes, may be considered significant as illustrating trends or the progressive development of a particular form of land use. However the components found on the McIntyre Ranch are related to each other primarily through physical proximity; they are thematically and architecturally incongruent. Therefore the McIntyre Ranch does not appear to be eligible under criterion 3.

When a property is found not to be historically significant when considered under criteria 1, 2, or 3, it is generally unnecessary to consider whether or not it has retained historic significance. However, because a rural landscape such as the McIntyre Ranch is a complex property, to further support the finding of ineligibility, it is important to also address its historic integrity.

Integrity of Location and Setting:
While the McIntyre Ranch has retained integrity of location, the setting, or physical environment has not. Historically the property was a small portion of a much larger ranch. Even if all the development historically took place in the approximately 22 acres, the property is no longer associated with the original surrounding larger-scale ranch, which is a fundamental character-defining feature of a cattle ranch. Additionally, the change of use of the property significantly altered the setting. While the barn likely dates to the cattle-ranch period, much of the development, most specifically the corrals, arena, stable, water tank, picnic area, and the main house and pool area, are either not consistent with its historic agricultural use as a cattle ranch or less than fifty-years old. Therefore, although the land itself has retained its integrity of location, the setting no longer has adequate integrity as an agricultural historic landscape, despite the continued rural setting and current equestrian activities.

Integrity of Design, Material and Workmanship:
For a rural historic landscape, design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. The McIntyre Ranch plan and spatial organization is made up of elements that do not clearly relate to each other to make up a cohesive district. Materials within a rural property include the construction materials of building, outbuildings, roadways, fences and other structures. Vegetation, while not static, when associated with the historic land use, is also a material to be considered when evaluating the integrity of material found on a rural historic landscape. The material associated with the development of the McIntyre Ranch, like the design, do not make up a cohesive collection of elements. Like the design and material, the workmanship of the different built or designed elements found on the ranch are dissimilar and do not create an interrelated collection. Therefore the McIntyre Ranch does not have integrity of design, material or workmanship.

Integrity of Feeling and Association:
Feeling, although intangible, is evoked by the presence of physical characteristics that reflect the historic scene. The designed elements found on the McIntyre Ranch, as a group, do not reflect the historic scene. When considering association when measuring the integrity of this kind of property, the property must illustrate a direct link between it and the people or events that shaped it. The McIntyre Ranch, as an interrelated group of elements, does not illustrate any collective direct association with any people or events.
Therefore, because of both lack of historic significance and historic integrity, the McIntyre Ranch as a rural historic landscape, is not a historical resources under CEQA.

Garage, Stone Pump House, and the Cabin, considered for individual eligibility
Individual Significance:
Had the McIntyre Ranch been determined eligible as a rural historic landscape, these buildings may have been considered to be contributing resources. Contributing resources are buildings, structures, objects, and/or sites that may collectively contribute to the understanding of a larger historic resource, such as a rural historic landscape, but individually do not have sufficient significance and

integrity to be considered to be eligible for the purposes of CEQA. While different from each other, these three buildings are of minor stature and each, when considered individually, is not associated with important events that have made a significant contribution to the broad patterns of our history, nor are they associated with the lives of persons important in our past, nor do they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master. Therefore they are not individually significant under criteria 1, 2, or 3.

Integrity:
Because none of these buildings have been found to be historically significant when considered under criteria 1, 2, or 3, it is unnecessary to consider whether or not they have retained historical integrity.

Consequently, none of these buildings are considered to be individual historical resources for the purposes of CEQA.

Barn
Individual Significance:
Portions of the barn may date to very early times in the history of Solano County and, consequently should be considered for eligibility under criterion 3, distinctive characteristics of a type, period, or method of construction. However, as was made apparent in the description of this building, it does not have distinctive characteristics as required by criterion 3, but has been altered throughout its history and no longer can be considered of a distinctive type, period, or method of construction. Therefore, the barn, as an individual building, is not a historical resource for the purposes of CEQA

Integrity
When a property is found not to be historically significant when considered under criteria 1, 2, or 3, it is generally unnecessary to consider whether or not it has retained historic significance. However, because an argument could possibly be made that the barn is significant on a local level, because of its age, it is important to also address its historic integrity.

Integrity of Location and Setting:
The barn has retained its integrity of location, for it has not been moved. It has also retained its integrity of setting, even though the ranch as a whole has not because the boundaries are now much smaller than they were when it was a cattle ranch. The barn's setting is rural as it was originally.

Integrity of Design, Material and Workmanship:
The barn does not have integrity of design, material or workmanship. Integrity of design is the retention of conscious decisions made during the original conception and planning of a property. It has been significantly altered throughout the years with no apparent attempt to retain a coherent design; it has been altered recently, since the GVRD took ownership. Regarding materials, a property must retain the key exterior materials. Again, materials have been inconsistently applied. While it could be argued that much of the alteration took place during the period that the property was owned by the Tobin family, new material was added very recently, material inconsistent with its

historic material. Workmanship is the physical evidence of the crafts of a particular culture or people and can be expressed in vernacular methods of construction and finishing. Workmanship is important because it can furnish evidence of the technology of a craft or illustrate the aesthetic principles of a specific historic period. The barn is does not express a conscious level of effort of workmanship, nor does it illustrate aesthetic principles.

Integrity of Feeling and Association:
Because the property is still rural, an argument could be made that the barn has retained its integrity of feeling and association, for these are the two most subjective aspects of integrity. However, a property with the barn's loss of integrity of design, material, and workmanship, cannot express the aesthetic or historic sense of a particular period of time.

Therefore the barn is not a historic resource for the purposes of CEQA.

Tack House
It has been established that the McIntyre Ranch is not significant as a rural historic property for the purposes of CEQA. Consequently, the tack house, one of several buildings, structures, and landscape features, is also not significant within the context of its rural history. However, it is considered for eligibility under the historic context or theme of the minor architectural trend known as rustic style.

Criterion 1:
The tack house appears to be associated with the minor architectural trend known as rustic style. As described earlier, this trend is primarily associated with development found within National Parks, with the majority designed and built by participants in Franklin Roosevelt's emergency relief programs during the Great Depression. While the tack house may have been influenced by this style born of a back-to-nature trend, which was popularized on a limited basis during the 1930s, it is not associated with the developments in public parks. Therefore it is not associated with important events that have made a significant contribution to the broad patterns of our history, and does not appear to be eligible under criterion 1.

Criterion 2:
Research does not indicate that the tack house was associated with the lives of persons important to our past. Archival research did not reveal that any persons important in Vallejo or Solano County history were associated with the property. Furthermore, if the only justification for significance under criterion 2 is that the property was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group, it is not eligible. While the title search revealed the names of the past owners of the property and businesses associated with the property, research has not revealed specific information about their activities; therefore there is insufficient perspective to determine whether their activities or contributions were historically important. Therefore the tack house does not appear to be eligible under criterion 2.

Criterion 3:

The tack house is an example of rustic architecture. Although it has distinctive characteristics of this type, period, and method of construction, there are many better examples of this style within the context in which this style evolved, the National Park system, primarily in the western United States. These examples include large-scale buildings, such as the Ahwahnee in Yosemite, and small-scale buildings, more in keeping with the tack house, such as the Toroweap ranger station in the Grand Canyon, the administration building in Zion, and the Tuolumne Meadows campground comfort station. Therefore the tack house does not appear to be eligible under criterion 3.

Integrity
Although the integrity of the building is high, for it to be considered eligible, the tack house must have both historic significance and integrity. Consequently, because it has been determined not to be historically significant, it is not necessary to discuss integrity.

Main House, Pool and Associated Landscaping
The house, the pool, and associated landscaping were not included in the evaluation of the McIntyre Ranch as a rural historic landscape. The ranch was evaluated for its potential significance as a former working cattle ranch, which is thematically different than the residence in its present form. The following evaluation considers the house and associated landscape, including the pool area, for significance within the context of mid-century modern residential architecture, specifically the Bay Region Style.

Criterion 1:
After World War II the San Francisco Bay Area was subject to tremendous growth in population. Housing developments were rapidly built to accommodate the returning veterans and their families. The residential style took on a modern look, reflective of the popular leave-the-staid-past-behind attitude. At the same time as large-scale developments, such as San Ramon Village, were being built, the more successful or landed Bay Area inhabitants were engaging architects to build their homes, some whom had participated in the design and construction of case study houses. While this design movement was interpreted regionally and came to be known as the Bay Region style, this house and associated landscape features do not exemplify this trend and its significant contribution to the broad patterns of our history. Therefore the main house, pool, and associated landscaping do not appear to be eligible under criterion 1.

Criterion 2:
Research does not indicate that this house was associated with the lives of persons important to our past. Archival research did not reveal that any persons important in Vallejo or Solano County history were associated with the property. Furthermore, if the only justification for significance under criterion 2 is that the property was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group, it is not eligible. While the title search revealed the names of the past owners of the property, research has not revealed specific information about the person's activities; therefore there is insufficient perspective to determine whether their activities or contributions were historically important. Therefore the main house and its associated landscape, does not appear to be eligible under criterion 2.

Criterion 3:
Mid-century modern residential architecture was an important trend internationally, nationally, within California, and, with regional interpretation, in the San Francisco Bay Area, known as the Bay Region style. Many exceptional examples of this can still be found throughout the greater San Francisco Bay Area. These include residences designed by Fred Langhorst, Beverly Thorne, and John Mark Davis, to name a few. While design of the main house of the McIntyre Ranch includes many features of this architectural style, it also has features that are inconsistent and incongruent with the openness and simplicity of the style. Additionally there is evidence of earlier-building remnants within the footprint of the house. The eclectic use of material, door and window styles, scale, and form are all anti-thematic to this style of architecture. Therefore this house does not embody the distinctive characteristics of a type, period, or method of construction. Nor does it represent the work of a master. Even if the front of the house was architect-designed, it does not mean it is necessarily considered to be significant. If it was designed by a known master, it is unlikely that it would be considered one of his or her masterpieces; it is probable that there would be better, more intact examples of their work. Therefore the main house on the McIntyre Ranch does not appear to be eligible under criterion 3.

The pool area reflects an important landscape design trend also associated with post-World War II California, known as "California Style" championed by landscape architect Thomas Church. The pool area was apparently designed primarily for living, as an adjunct to the functions of the house, with its extensive outdoor kitchen, which is a character-defining feature of this kind of landscape design. However the design elements are inconsistent in material, scale and feel with the primary façade of the house. Therefore the pool area does not appear to be eligible under criterion 3.

Integrity:
Because the house and its associated landscape have been determined not to be eligible, it is not necessary to discuss integrity. However, had it been found to be historically significant as an example of Bay Region Style architecture, it is unlikely that it has retained sufficient integrity of design, materials, or workmanship to communicate historic significance. In this case the pool area would have been considered as a contributor to the house. However, in its present state, particularly with its loss of original species of vegetation, it would not have enough integrity to contribute to an associated historic resource.

Findings and Conclusions

The McIntyre Ranch as a rural landscape, and all of the buildings, structures, objects, and landscape features evaluated as individual resources are not historically significant, nor have they retained enough historic integrity to be eligible for the California Register. Therefore the property is not, nor are any of its individual components, historical resources for the purposes of CEQA as defined in Section 15064.5.

Suggested Mitigation

Because the property has been found not to be a historical built resource for the purposes of CEQA, no mitigation measures are required.

Surveyor's Qualifications

Meg Scantlebury completed her Masters of Arts in Historic Preservation at Goucher College in Baltimore in 2003. She has been employed at the California State Department of Transportation since 2001, initially as an associate environmental planner, architectural historian. She was promoted in 2006, and is now a senior environmental planner, and a branch chief in the Office of Cultural Resource Studies. Other related work experience includes three years of cultural resources management in historical research, interpretive writing and exhibit development for historic buildings, structures, objects, and sites.

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Appendix E

McIntyre Ranch Master Plan Traffic Study

Vallejo, California

Prepared for:

Greater Vallejo Recreation District

Commissioned by:

LandPeople, landscape architects & planners

Prepared by:

Parisi ASSOCIATES
transportation consulting

March 30, 2009

McIntyre Ranch Master Plan Traffic Study

Introduction

This report supplements the traffic analysis in the Draft McIntyre Ranch Master Plan, Appendix A, Access Road Alternative Study. Specifically, the report provides additional analysis on the trip generation rates for proposed activities at the site and engineering improvements on St. Johns Mine Road.

McIntyre Ranch is nestled in the rural hills of northeastern Vallejo at the terminus of St. Johns Mine Road. The property was purchased in 1986 by the Greater Vallejo Recreation District (GVRD). The GVRD is currently developing a Master Plan for the facility.

Trip Generation

McIntyre Ranch is accessed via the St. Johns Mine Road. The winding road traverses about 1.25 miles between Columbus Parkway and the gate to the ranch. Six residences are located along the road.

St. Johns Mine Road varies in width with a two-lane section between Columbus Parkway and the last residence before the ranch. Past that point, the road narrows to essentially a one-lane driveway to and through the McIntyre Ranch. Some sections of the roadway, which was formerly a Solano County road, do not meet current roadway design standards. The most applicable functional classification found in County documents for St. Johns Mine Road is a local road that has a capacity to serve 250 vehicles per day.

The Institute of Transportation Engineer's *Trip Generation Manual, 8th Edition* publishes rates used to estimate traffic generated by various types of land use. For a single family residence, an average of ten trips is generated per day. Thus, the six residences would generate approximately 60 trips per day. Additional trips could be generated by in-home businesses and/or agricultural activities. One of the residents near the ranch appears to maintain a contractor's equipment yard.

Historically, McIntyre Ranch was a working agricultural ranch and equestrian center. The site included three single family residences and other structures that could serve as housing for people working on the ranch. It is estimated that the ranch generated 40-50 trips per day. Thus, the ranch, along with the residents, would have generated about 110 trips per day on St. Johns Mine Road, with the highest concentration of trips being near the intersection with Columbus Parkway. These numbers indicate that the historical traffic volumes are slightly less than 50% of the carrying capacity of St. Johns Mine Road.

One of the components in the Master Plan is to evaluate what activities could be approved at the ranch that would have combined trip generation rates that would not exceed the traffic volume capacity on St. Johns Mine Road. Four primary activities were identified for analysis: an equestrian program; a Nature/Conference Center; a U.S Geological Ecological Research Station; and an overnight environmental youth camp. When the overnight environment youth camp is in session, activities associates with the equestrian program and the Nature/Conference Center would not be

occurring. The *Trip Generation Manual* does not publish trip rates for any of these specific activities. Therefore, assumptions on trip generation rates must be made for each activity.

The equestrian program is an existing activity at the ranch. In May 2006, the GVRD granted a license agreement to Alternatives Counseling and Coaching (ACC) to use McIntyre Ranch. ACC is a private partnership that provides equine-assisted psychotherapy for adults and children and horsemanship experiences for non-riders. The agreement allows several activities such as equine-assisted psychotherapy; environmental education programs; and basic horsemanship. In addition, a live-in caretaker is allowed to reside on site in a self-contained mobile home.

The equestrian program includes the lessons and occasional "Ranch Day" opportunities for the public to visit. Approximately 12 horses are on site due to the combination of therapy, lessons, and boarding. The boarding pre-existed the therapy and lessons. Group lessons have an instructor and a maximum of six students. Classes, which are scheduled four or five days a week, can be all adults, all youths, or a combination to the two. The Friday afternoon lesson, which occurs from 4:00 PM to 6:00 PM, is comprised of only youths and has the potential to have the highest trip generation of any of the classes. Parents generally drop-off their child at the beginning of the lesson; then leave and return to pick up the child at the end of the lesson. Some parents do carpool and/or stay for the lesson, but assuming they do not, this one lesson could generate up to 26 vehicle trips. The other primary equestrian activity is the family therapy sessions which usually occur on Monday afternoon and most of Wednesday. Each session lasts about an hour. These sessions produce low trip generation rates because each family generally carpools to the site.

To help estimate the number of trips generated by the equestrian program, all day traffic counts were taken on St. Johns Mine Road near Columbus Parkway. The counts were taken on Friday, March 6 and Saturday, March 7, 2009. These days were picked because they correspond to the days with the highest number of vehicles going to and from McIntyre Ranch. The weather was good and attendance for the activities at the ranch was typical. The traffic counts were 112 vehicles on Friday and 124 vehicles on Saturday. The traffic volumes indicate that the existing activities generate similar traffic volumes as the historical activities on at the ranch. For purposes of this report, it is assumed that 56 vehicle trips are associated with the equestrian program.

A Nature and Conference Center at the main house site is another facility being considered. This structure would serve as the main meeting room and dining hall for the youth overnight camp when it is in session, and would otherwise be available for various scheduled public activities, or private use by arrangement.

A summary of potential activities at the Nature/Conference Center and the corresponding number of vehicle trips are shown in the Draft McIntyre Ranch Master Plan, Appendix A, Table 2 "Estimated Traffic Volumes Based on GVRD Activity Profile." Table 2, exhibited below, shows that the annual average of the proposed public activities that would occur in association with the Nature/Conference Center when the youth overnight environment camp was not in session. These activities would generate an estimated 14 vehicle trips per day. But not all activities would occur on the same day. To get the number of trips for a specific day, the trip generation for each activity that occurs on that day would need to be analyzed and added to the baseline condition. GVRD's intent is to schedule and manage these activities so as to limit the number of daily trips.

Table 2: Estimated Traffic Volume Based on GVRD Activity Profile

Activity	# of people/ event	Frequency of Event	Total Events/Year Mid-Range	Total Events/Year High End	# of cars/ event	Total Cars/Year Mid-Range	Total Cars/Year High End
Ropes/challenge course	15-25	1x/week	52	52	3-5	208	260
Hikes	10-20	1x/week	52	52	3-5	208	260
Farm life	5-10	1x or 2x/week	39	104	2-3	97.5	312
Horse trail rides	10-25	1x/week	52	52	4-10	364	520
Camping	4-16	2x/month	24	24	2-6	96	144
Star gazing	5-30	1x/month	12	12	2-15	102	180
Retreats	10-30	3-4x/year	3.5	4	3-12	26.25	48
Archery	8-15	2x/month	24	24	3-5	96	120
Family events	15-30	6-8x/year	7	8	4-10	49	80
Corporate events	20-40	3-4x/year	3.5	4	10-15	43.75	60
Team building	10-25	2x/month	12	12	4-10	84	120
Staff meetings	6-20	3-4x/year	3.5	4	3-5	14	20
Adventure camps	10-25	2-4x/year	3	4	3-8	16.5	32
Bird watching	4-10	3-4x/year	3.5	4	2-4	10.5	40
Day camps	10-30	6-8x/year	7	8	3-10	45.5	80
Orienteering	4-10	3-4x/year	3.5	4	2-4	10.5	16
Mountain biking	5-20	1x/month	12	12	2-6	48	72
Outdoor fitness	5-10	2x/month	24	24	2-4	72	96
Field trips	15-30	8-10x/year	9	10	2-10	54	100
Total/Year			**346.5**	**418**		**1645.5**	**2560**
Average/Week			**6.66**	**8.04**		**31.64**	**49.23**
Average/Day			**0.95**	**1.15**		**4.51**	**7.01**
ADT						**9.02**	**14.03**

At a public review meeting for the McIntyre Ranch Master Plan, representatives of the U.S. Geological Survey's Western Ecological Research Station requested the District to consider including their research station facility in the Master Plan. The facility is currently located on Mare Island. The facility could employ up to 21 people and house up to 6 interns in the summer. A few government vehicles and boats would be located on site to be used in research projects. It was previously estimated in the Draft Master Plan that this facility would generate about 44 trips per day. This could be a low estimate of the trips given the potential number of people that could be employed at the facility, i.e. 21 employees could generate 42 trips. For purposes of this report, it is assumed that 60 vehicle trips per day are associated with the research facility. This number could be lower if the facility employs fewer full-time employees and/or some of the employees reside in the proposed intern housing on site.

The fourth contemplated activity on the site is an overnight environmental youth camp. Based on research of similar camps, analysis done for the Draft Master Plan estimated that the site could accommodate about 40 youth campers and 10 staff people. Because of the increased security needed to protect the youth, the equestrian program and other activities at the Nature/Conference Center would not be permitted to coincide with the camping activities. It was determined that the overnight youth camp and the Ecological Research Station could coexist by locating the station on the north end of the property. Because the campers and staff would stay up to a week at a time, the average daily traffic would be less than the vehicle trips generated by the combined programs for the equestrian activities and the Nature/Conference Center.

As previously noted, a Solano County road with the characteristics of St. Johns Mine Road has a capacity to serve 250 vehicles per day. The existing six residences generate an average of approximately 60 trips per day, which leaves 190 vehicle trips for activities at McIntyre Ranch. If the equestrian program, which generates approximately 56 vehicle trips per day, and the Ecological Research Station, which generates approximately 60 vehicle trips per day, were permitted activities,

then 116 trips of the 190 trips would be accounted for. The remaining 74 trips could be assigned to the various activities at the Nature/Conference Center. Since GVRD's intent is to schedule and manage these activities so as to limit the number of daily trips, it would not be difficult to keep the daily traffic volumes at an acceptable level. It should also be remembered that on an annual basis, the average trip rate for the Nature/Conference Center was estimated to be approximately 14 trips per day.

Therefore, it appears that the four proposed activities, an equestrian program; a Nature/Conference Center; a U.S. Geological Ecological Research Station; and overnight environmental youth camp, could coexist in some form, without a significant traffic impact. Since all the activities would not occur on the same day, a matrix could be developed to schedule activities so that a cumulative trip rate of 190 vehicle trips per day would not be exceeded. Records of actual trips could be maintained as these uses are implemented and increased use begins, in order to refine the scheduling matrix and make it an effective means to manage trips.

St. Johns Mine Road Improvements

St. Johns Mine Road is a winding road that traverses about 1.25 miles between Columbus Parkway and the gate to the ranch. The roadway varies in width with a two-lane section between Columbus Parkway and the last residence before the ranch. Past that point, the road narrows to essentially a one-lane driveway to and through the McIntyre Ranch. New routes to McIntyre Ranch were evaluated in the Draft Master Plan. The analysis concluded that none of the alternatives were feasible to construct. Additional analysis determined that improvements could be made to improve the flow of traffic on St. Johns Mine Road. Those recommended off-site improvements are listed below. Comments on the recommendations are noted in the ensuing indent.

- Trim vegetation and grade an embankment back slightly where noted for sight distance.
    - Proceed as described in plan.
- Stripe or re-stripe the road to add white stripes on each side and a yellow centerline.
    - Proceed as described in plan with a yellow centerline in locations where the roadway width is a minimum of twenty-feet. Clear dirt and vegetation encroaching on the roadway to the edge of the asphalt. If white edge lines are installed, continued maintenance to keep the roadway clear of dirt and vegetation would be necessary so that the edge lines could be effectively seen.
- Re-pave and stripe the driveway access to the Ranch across the Azevedo property
    - Proceed as described in plan. A yellow centerline should only be installed if the roadway width is a minimum of twenty-feet.
- Improve a base rock-surface carpool parking area approximately 20' x 120' on the south side of the road outside the first cattle guard.
    - Proceed as described in plan. This should provide approximately thirteen parking spaces. The area should be signed "Permit Parking for McIntyre Ranch Only – all other vehicles will be towed."

Additional off-site roadway recommendations are:

- Install 25 MPH pavement markings between the two cattle gates.

- Install a sign "No Thru Traffic to Hiddenbrooke." Google Maps gives directions that use St. Johns Mine Road to the Hiddenbrooke development even though there is no public access road.

Recommended on-site road improvements described in the "Fire Service Safety Section" are listed below. Comments on the recommendations are noted in the ensuing indent.

- Construct driveway turnouts at regular intervals (e.g. 400 feet on center), if allowed, OR
    - The existing driveway is one-lane, winding, and has some sight-distance issues. The narrow driveway has served the site acceptably in the past because of the low traffic volumes and no public access. Either this option or the next one, or a combination of the two, needs to be implemented. The emergency response access requirements by the Fire District would determine the appropriate alternative to construct.
- Widen the existing driveway and main access road up to the Main House to 20-feet width to facilitate public and emergency access.
    - This is the best option, but the most costly one.
- Re-seal the existing on-site road system.
    - Proceed as described in the plan.

Additional on-site recommendations are:

- Install 15 MPH signs and pavement markings.

McIntyre Ranch Public Workshop Notes

Wednesday, November 14, 2007, 6:30pm

Chairman Welsh, opened the workshop and introduced the General Manager, Shane McAffee, who offered the opening comments. Mr. McAffee thanked the audience for attending this workshop to help assist the District with the Master Plan. Mr. McAffee then introduced the consultant for this project, Randy Anderson, of Landpeople.

Mr. Anderson conducted a presentation on the background information they had collected and then asked for individual comments from those in the audience. The following where comments shared.

Mr. Vic Azevedo, St John's Mine Road, Vallejo, CA
Mr. Azevedo asked if the City or GVRD has considered building another road. In addition, there was construction road that was built to the water tank maybe that was a possibility?

Ms. Cathy Azevedo, St John's Mine Road, Vallejo, CA
According to the homeowners' deeds and title searches, the homeowners on each side of the road own to the middle of the road. Concerned for the tremendous traffic on a non-public road.

Howard Hoffman, Vallejo, CA
Mr. Hoffman supports the use of McIntyre Ranch for youth groups, such as the Boy Scouts. If the access issue is not resolved, the troops could hike in from Blue Rock Springs Park or Hiddenbrooke.

Tracy Williams, St John's Mine Road, Vallejo, CA
Ms. Williams had concerns about the "small conference" reference in the proposed plan. Would this facility be available to all or just a limited few? Ms. Williams had concerns about the procedures that would be implemented for "Special Events". Her final question was "What is the zoning?"

Bob Berman, Benicia, CA
Mr. Berman has concerns about the "no open public access". He feels this is public land and the public should be able to hike on it. Spoke about the possibility of a trailhead and horse trails. Reiterated that public access remains. Mr. Berman asked for another public workshop.

David Kleinschmidt, City of Vallejo, Assistant City Engineer
Mr. Kleinschmidt asked, "If it is the access about entering the Ranch, possibly we could look into alternate access to better utilize the site".

McIntyre Ranch Public Workshop Notes (cont'd)

Sue Wickham, Solano Land Trust
Ms. Wickham mentions they have another partner, PG&E, for habitat enhancement. They are concerned for the large number of environmental issues on this land. They do not want access from St John's Mine Road.

Gary Harris, Vallejo, CA
Mr. Harris stated, "Please find another access to the Ranch". The current road cannot support traffic and in some sections, it is one way only.

Lenard Liu
Mr. Liu offered the following possibilities for development of the Ranch:

1. Minimal development
2. Environmental education center
3. Youth camping
4. Have a shuttle system
5. No additional road be built
6. Docent led hikes

Katherine Morrison
Ms. Morrison believes this is a "road issue" and believes a completely new road should be considered.

The following were comment and concern offered in open forum:

1. What if there was an accident on the Ranch, how would the ambulance get up to the Ranch?

Certain groups asking to use the Ranch have approached the Alternative Counseling and Coaching group. They are a charter school, and artist group from Vallejo and Aspire to Achieve.

Pacific Gas and Electric Company®

Diane Ross-Leech
Director
Environmental Stewardship

77 Beale Street, Room 2473
Mail Code B24A
San Francisco, CA 94105

415.973.5696
Internal: 223.5696
Fax: 415.973.0230

March 13, 2009

Mr. Randy Anderson
LandPeople
511 First Street
Benicia, CA 94510

Dear Mr. Anderson:

Re: Review of the Proposed McIntyre Ranch Master Plan

PG&E has previously commented on the Master Plan for the McIntyre Ranch and still has the following concerns:

A cooperative agreement among Solano Land Trust, PG&E and the Greater Vallejo Recreation District Board of Directors would be beneficial for all parties to clearly define special use or event permissions. As you are aware PG&E is now in the process of developing a Habitat Enhancement Plan on the Swett Ranches that will require a conservation easement with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to obtain the necessary habitat mitigation credits needed to offset the impacts we anticipate with the implementation of our Bay Area Operations and Maintenance Habitat Conservation Plan. Two species we are targeting are both covered by the Endangered Species Act, the Callippe Silverspot Butterfly, and the California Red-Legged Frog. Plans are to include both the Vallejo Swett and the Eastern Swett Parcels in the proposed plan to the agencies. Since these credits would serve as mitigation, any impacts from uncoordinated events could impact the value of the credits.

We found no additional information on what McIntyre Ranch was planning relative to the storm water runoff and groundwater contamination. The location of the existing septic system location is still unknown yet would "probably" be required.

What does McIntyre Ranch propose to do about manure collection?

The final report states that the well produces approximately 18,000 gallons. What is this information based on and would you please comment on the drought and what effect pumping water will have on the ground water supply, especially over time?

The document states that the educational center and equestrian center would be self contained but that access to Solano Land Trust's property would be desirable.

How would your activities interface with Solano Land Trust's management plan? How would you plan for and develop general use agreements and special use or event permissions?

Thank you for the opportunity to comment on the Master Plan.

Sincerely,

Diane Ross-Leech
Director, Environmental Stewardship

cc: Dick Arnold
Chris Beale
Mary Boland
Marilyn Farley
Larry Ford
Cynthia Kayser
Sheila Larsen
Shane McAfee
Harry Pollack
Eric Tattersall
Julie Turrini
Sue Wickham

SOLANO LAND TRUST

March 16, 2009

Shane McAffee
General Manager
Greater Vallejo Recreation District
395 Amador St.
Vallejo, CA 94590

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Dear Shane:

Thank you for meeting with us on Friday to discuss staging areas at McIntyre Ranch. Attached are notes of this meeting (for our records and yours).

We appreciate the opportunity to meet with you and discuss specifics for the staging area proposed by the Tri-City Citizens Advisory Committee at their Feb. 18 meeting. We would like the staging area incorporated into your Master Plan as discussed.

We've also been reviewing your revised Master Plan. Randy Anderson, via email dated February 6, invited our comments stating that GVRD wants to anticipate and address any issues that might impact the Vallejo Swett Property.

We look forward to developing a cooperative management agreement with GVRD as mentioned on page 56 and as we discussed on Friday.

Regarding the update to the McIntyre Master Plan, here are some of the concerns we would like to see CEQA address:

1. Septic system and the feasibility for leach fields (especially their potential to impact seeps, drainages, springs that could harbor CA red-legged frogs). CEQA documentation should be based on an initial study to determine size, configuration and feasibility as well as impacts to adjacent habitat. Page 44 mentions that a paddock will be used above a septic drain field. On our Rush Ranch project, the County required that our leach field be fenced to avoid compacting of soils that would occur if cattle were to graze the area. The paddock would probably have more intense use as a confined area and I suspect County septic regulations would not permit this dual use.
2. Water system and adequate supply. CEQA documentation should identify the source, reliability and flow required for daily usage by staff, interns, caretakers and campers and for fire protection. This is a significantly intensified use. Our concern would be to avoid draining aquifers on the Vallejo Swett

Property. For our Nature Center, we were required to have a 10-15,000 storage capacity for fire protection purposes.

3. Fire Protection. Given road conditions and vegetation on McIntyre Ranch, the intensified use by USGS and the environmental camp, we are concerned about the potential for fire and the need for a comprehensive fire protection system.
4. Stormwater Management. With intensification, runoff will likely be more severe. We would ask that CEQA study the impacts and identify an appropriate system for mitigation.
5. Proposed Activities. Hikes, horse trail rides and mountain biking are all proposed activities that implies the need to use the Vallejo Swett Property. As these uses would be limited on the McIntyre property itself and as the master plan does not address them, we assume they would be subject to the Vallejo Swett Ranch master plan and our cooperative management agreement.
6. Trails. The shown on your map (Figure 3.5) for Vallejo Swett are not the trails that are planned for in our Master Plan. It would be desirable to show the correct trails.
7. Road improvements on your road easement on our property could be required by the County as a condition for issuing building permits for the USGS facilities. We would suggest that your agreement with them include covering their pro-rata share of the cost of road improvements and on-going maintenance. We could discuss this with you in detail if plans move forward.
8. Dogs. We'd like to restate that dogs will not be allowed on the Vallejo Swett Property and that we'd appreciate GVRD imposing the same rule of "No Dogs" as they also do at Blue Rock Springs Park.

Thanks again for meeting with us. I felt the meeting was very positive and look forward to our working together on the cooperative management agreement as you move forward.

Sincerely,

Marilyn Farley

Marilyn Farley
Executive Director

c. Randy Anderson

SOLANO LAND TRUST

April 1, 2008

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Jane Hicks
John Isaacson
Albert Lavezzo
Russell Lester
John M. Vasquez

Shane McAffee, Greater Vallejo Recreation District (GVRD)
397 Amador Street
Vallejo, CA 94590

Dear Shane:

Subject: Draft Master Plan for McIntrye Ranch

Thank you for providing Solano Land Trust (SLT) with the opportunity to comment on the draft McIntyre Ranch Master Plan before it goes public. We appreciated Randy Anderson of LandPeople coming to our February 25, 2008 Board meeting with a summary PowerPoint presentation. We also appreciate receiving hard copies of the draft Master Plan document for our staff review. The following represents comments from both our Board and staff.

SLT and its partner PG&E are developing Habitat Enhancement Projects on the Vallejo Swett and Eastern Swett Property. These endangered species habitats have special requirements and the projects will have goals and objectives to meet. Any use of Vallejo Swett Ranch, including uses anticipated by McIntyre programs, must be integrated into the existing constraints these habitats and associated projects may present.

SLT runs a livestock operation a portion of the year on the Vallejo Swett property. McIntyre visitors or its programs need to be aware of the cattle and the constraints to property use. Our policy of no dogs on the property is one such constraint.

The SLT Board and staff extend an invitation to the GVRD Board and staff to work cooperatively to integrate management of McIntyre Ranch and the Vallejo Swett Ranch and to develop a cooperative agreement to formalize our desire to work together.

McIntyre Ranch is surrounded by the Vallejo Swett Ranch and it is anticipated that users could have unwanted or unanticipated impacts if not managed properly. Cooperative management and communication will assist in anticipating and

resolving problems and allow us to mutually think through how to manage our properties and develop recreational opportunities. Some of the management topics that might be discussed include:

- Development of general use agreements and special use or event permissions
- Integration with SLT's management plan
- Recognition of Habitat Enhancement Measures on the Vallejo Swett Ranch and what this means to users
- Fire control
- Weed control
- Educational opportunities
- Stewardship opportunities
- Trail use and maintenance
- GVRD joining an SLT advisory management team
- Joint facility use (horse troughs, bathrooms, picnic tables)
- Grazing activities
- Docent training (we require docents to be trained before they lead groups on our properties).
- Joint grant opportunities (interpretive signage, directional signage, staffing, etc)
- Permitting and environmental process for future projects

The alternative road presented by LandPeople through the park, golf course and Vallejo Swett Ranch would impact Callippe silverspot habitat, upland red-legged frog habitat and potential burrowing owl habitat. Road construction will likely require a large environmental review and mitigation and be extremely expensive to construct and maintain. SLT opposes this alternative. This alternative road may not be consistent with permitted uses allowed by the Coastal Conservancy on our property.

Horse trailer and fire truck access on to McIntrye Ranch was raised as a potential issue by one of our Board members who was concerned that it be designed to accommodate them, particularly from a safety standpoint.

We are concerned with the potential for water usage to draw down the water table which might possibly impact water resources on Vallejo Swett.

One of our Board members noted that he would like to see a timeline and economic plan for McIntyre Ranch added to the plan. He is concerned that many plans are not implemented and he would like to see this one go forward.

Thank you again for this opportunity to comment on the McIntyre Master Plan. We look forward to working with you. Please feel free to contact Sue Wickham of our staff at (707) 432-0150 x207 with any questions concerning this letter.

Sincerely,

Marilyn Farley

Marilyn Farley
Executive Director

cc: Randy Anderson – LandPeople
Mary Boland - PG&E
Melanie Denninger - Coastal Conservancy
Dee Swanhuyser -BARTC

GREATER VALLEJO
2009 MAY 18 AM 8:32

TRI-CITY AND COUNTY COOPERATIVE PLANNING GROUP
Cities of Benicia, Fairfield, and Vallejo • County of Solano

May 14, 2009

Mr. Shane McAfee, Director
Greater Valley Recreation District
395 Amador Street,
Vallejo, CA 94590

Dear Shane:

The Cooperative Planning Group would like to thank you for your presentation on May 11, 2009 regarding the McIntyre Ranch Master Plan. In particular, we are pleased that the planning process now underway recognizes the critical role McIntyre Ranch will play in providing access to the regional open space network now developing in the Cooperative Planning Area. Our understanding is that in your discussion with the Solano Land Trust, parking will be made available for open space users and that the Land Trust will make available water for horses on their adjoining property. We understand that the parking may be shared with the USGS facility proposed for the property but that additional "overflow" parking may also be made available. While we understand that the plan is still under preparation and that the details of the access and staging have not been fully developed at this point, we would like to emphasize that public access is important to the long term regional open space goals expressed in the *Tri City and County Cooperative Plan for Agriculture and Open Space Preservation:*

> "The McIntyre Ranch/Orchard area has the highest potential to provide the greatest range of recreational opportunities due to the variety of existing facilities, terrain, and vegetation areas, The activities would generally be passive in nature, including use of McIntyre Ranch for small scale conferences, meeting, day camps, special events, equestrian and hiking staging area, picnicking, nature study, animal petting farm, or established as a working ranch to teach children about cattle and ranching."

We look forward to seeing additional details on the Master Plan and the access/staging area at our September meeting. We also request you notify us of the availability of any environmental documents. Notification can be provided to Bill Tuikka at the City of Vallejo. Finally, as we stated in our letter of April 15, 2008, we would also emphasize our concern that St. Johns Mine Road be maintained as a public road with access to McIntyre Ranch. Thank you again for the opportunity to comment and we look forward to working with you further on this project.

Sincerely,

Linda Seifert
Acting Chair

cc: Gary Leach, Vallejo Public Works Director; David Kleinschmidt, Vallejo City Engineer; Nicole Byrd, SLT

Site Elements at *Hidden Villa* ~ ±1600 ac

Contact: Staff - 650.949.8650

1. **Student housing (ADA accessible)**
   a. Nearly all students sleep outside under the stars, some sleep in teepees.
   b. There are 2 cabins available.
   c. Generally the camp accommodates 200 children at a time.
   d. The length of stay for campers varies depending upon age and type of camp.
      i. 1st grade-4th grade day camp ~ 5 days with 1 overnight stay
      ii. 4th grade-5th grade ~ 5 days overnight camp
      iii. 6th grade-10th grade ~ 12 days overnight camp
2. **Bathhouses/Restrooms**
   a. There are several bathhouses and are separated for boys & girls. There are also non-flush toilets located throughout the camp.
3. **Staff Housing (ADA Accessible)**
   a. The overnight camp staff sleeps outside under the stars with their students.
   b. The day camp staff sleeps in tents in a tent camp area.
   c. There are not many houses on site for staff.
4. **Dining Hall with Kitchen (ADA Accessible)**
   a. There is a loading/unloading area for a food truck
5. **Recreation/Play Area**
   a. Swimming Pool
   b. They did have a ropes course but they no longer have it due to constant upkeep. However, when they had it, it was well liked.
6. **Commons/Multipurpose Building**
   a. Most activities that the students partake in occur outside.
   b. There are a few smaller building that help to serve indoor activities.
7. **Parking spaces**
   a. There is a min parking lot that is needed for the day camps. It has more than 20 parking spaces.
8. **Maintenance Building/Offices**
   a. There is a property manager on site.
9. **First Aid Building**
   a. There is a nurse's station on site. It is a requirement to have a nurse on site.
   b. There must also be a place for sick children to go in order to not make other children sick.
10. **Misc./Uniqueness**
    a. Vegetables are harvested from the farm and eaten by the children.
    b. Access to the animals and vegetables at the farm as well as trails into the wilderness.
    c. Shade is also crucial to the children's comfort.

Site Elements at *Camp Jones Gulch* ~ ±927ac

Contact: Mary Perkins, Executive Director - 415.331.9653

1. **Student housing (ADA accessible)**
    a. Dorms – sleeping 10-12 campers
    b. Cabins – individual for families and adults
    c. Length of stay – 6 days
    d. No Day Camp – All overnight
    e. Summer Camp – 200-250 campers at a time
    f. Outdoor Education Camp – 250-300 campers at a time
2. **Bathhouses/Restrooms**
    a. Separate baths for girls and boys
    b. Several bathhouses and restrooms available on site
3. **Staff Housing (ADA Accessible)**
    a. Year round staff has permanent housing on site – homes 1-3 bedrooms – housing staff member and family
    b. Approx 20 year round staff employees
    c. Outdoor Education is subcontracted out and has its own staff and housing needs
    d. Approx 25 people work for Outdoor Ed
4. **Dining Hall with Kitchen (ADA Accessible)**
    a. Used for dining and meeting purposes
5. **Recreation/Play Area**
    a. Activity Areas
    b. Climbing tower
    c. Swimming Pool
    d. Archery field
    e. Tether Ball
6. **Commons/Multipurpose Building**
    a. Can this element be a shared facility with Dining Hall?
    b. What type of activities will the students partake in?
7. **Parking spaces**
    a. 4 parking lots – 1 for staff , 3 for visitors
    b. 3 lots are approx 20 spaces
    c. 1 visitor lot is approx 50 spaces
8. **Maintenance Building**
    a. Made up of 4 buildings and a head office for Facilities Manager
9. **First Aid Building**
    a. Each program has own system. They just use one of the cabins to set the nurse up in.
10. **Misc./Uniqueness**

a. Located within a Redwood Forest - also a good sense of community

Site Elements for Environmental Camp at *Walker Creek* ~ ±1700 ac/ ±10 ac developed

Contact: Mike Grant, Ranch Manager Walker Creek Ranch - 415.491.6600

11. Student housing (ADA accessible)

a. They have what are called 'cabins.' These are long flat structures which are sided with metal. The look similar to high school classroom buildings. The cluster is made up of 13 separate buildings with 6 additional.
b. The main 13 buildings hold up to 260 students. Approximately 20 per cabin.
c. The extra 6 are used when a particularly large group comes to stay.
d. The length of stay for campers is a week. Arriving Monday and leaving Friday.
e. The operating season corresponds with the calendar of the school year. Beginning in September and ending in mid-June. There are no students in the summer.

12. Bathhouse(s)

a. There is one outside bathhouse with bathrooms and showers.
b. 6 cabins have in-cabin bathrooms or bathrooms with showers.

13. Staff Housing (ADA Accessible)

a. There are 8 permanent staff and 10 temporary naturalists/teachers.
b. The permanent staff has separate housing for themselves and their families.
c. The temporary staff share housing with each other. Each has their own room.

14. Dining Hall with Kitchen (ADA Accessible)

a. There is a loading/unloading area for food and supplies. This area also serves as a bus drop off and turnaround.
b. The dining hall is only used as a dining hall, not an activity center.

15. Recreation/Play Area

a. Students encouraged to play outdoors
b. 4AC pond available for swimming and canoeing.
c. Informal Ball field/Soccer field
d. Trails for hiking

16. Commons/Multipurpose Building

a. No multipurpose building, but 4 meeting space buildings.
b. 2 buildings hold 150 children
c. A barn is used for this purpose as well.

17. Parking spaces

a. There are several parking lots and along street parking available.
b. Hold a total of ±400 cars
c. There is also bus parking.

18. Maintenance Building

a. There are several buildings that are used for maintenance.

b. They store gas, paint, mechanics, etc
c. Have a wood shop mechanic shop.
d. Do it all onsite – including waste and water treatment

19. First Aid Building

a. There is an infirmary located adjacent to the student housing.

OFFICE COPY – DO NOT REMOVE

DRAFT INITIAL STUDY/ PROPOSED MITIGATED NEGATIVE DECLARATION

McINTYRE RANCH MASTER PLAN

PREPARED FOR:
Greater Vallejo Recreation District

PREPARED BY:
Michael Kent & Associates

May 2009

DRAFT INITIAL STUDY/
PROPOSED MITIGATED NEGATIVE DECLARATION:
McINTYRE RANCH MASTER PLAN

May 2009

Prepared For:

Greater Vallejo Recreation District
395 Amador Street
Vallejo, CA 94590

Alta/LandPeople
511 First Street
Benicia, CA 94510

Prepared By:

Michael Kent and Associates
5931 Golden Gate Avenue
San Pablo, CA 94806-4126

in association with

Environmental Collaborative, Biological Consultants
Holman & Associates, Consulting Archaeologists
Meg Scantlebury, Historical Resources Consultant
Parisi Associates, Traffic Engineers

McIntyre Ranch Master Plan

Initial Study/Mitigated Negative Declaration

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California Environmental Quality Act (CEQA)
Environmental Checklist Form

1. Project Title:

McIntyre Ranch Master Plan

2. Lead Agency Name and Address:

Greater Vallejo Recreation District
395 Amador Street
Vallejo, CA 94590

3. Contact Person and Phone Number:

Shane McAffee
General Manager
Greater Vallejo Recreation District (GVRD)
(707) 648-4603

4. Project Location:

In the northeastern portion of the City of Vallejo, Solano County, California, Vallejo, on the opposite side of an approximately 750-foot-high ridge from Columbus Parkway and the urbanized area of the City. The site is bordered on all sides by open space (the Vallejo Swett Ranch, a property owned by the Solano Land Trust). Assessor's Parcel Numbers (APNs): 0182-040-050 (ranch) and 0182-040-040 (driveway).

5. Project Sponsor's Name and Address:

Greater Vallejo Recreation District
395 Amador Street
Vallejo, CA 94590

Contact:
Shane McAffee
(707) 648-4603

6. General Plan Designation:

Vallejo General Plan: Open Space/Conservation

7. Zoning:

PF (Public & Quasi-Public Facilities)

8. Description of Project:

Introduction

The McIntyre Ranch Master Plan is proposed on a 22.15-acre site located in northeastern Vallejo, on the opposite side of an approximately 750-foot-high ridge from Columbus Parkway and the urbanized area of the City to the southwest (see Figure 1). The Greater Vallejo Recreation District (GVRD) purchased the site in 1986 using park dedication funds. The residential and ranch facilities at the ranch are in various states of disrepair. The purpose of the Draft McIntyre Ranch Master Plan (Master Plan) prepared in December 2008,[1] which is the subject of this Initial Study/Mitigated Negative Declaration, is public uses that provide maximum benefit to local residents served by GVRD.

Project Site

The 22.15-acre site of the proposed McIntyre Ranch Master Plan consists of Assessor's Parcel Number (APN) 0182-040-050 (the driveway leading to the Ranch is APN 0182-040-040), as shown in Figures 2, 3, 4, and 5. The ranch was previously owned by Kenneth Swett, descendant of the original settlers of the area, who owned the surrounding Vallejo Swett Ranch and the nearby Eastern Swett Ranch. Swett constructed the main house on the site in approximately 1942 and lived there with his family until they sold the property to the McIntyres in 1975. The property includes an architecturally distinctive home that has suffered structural and weather damage and is no longer habitable, two barns, a stone jockey house or tack room, and other outbuildings. These facilities are in various states of disrepair.

The McIntyre Ranch property is surrounded by the 905-acre Vallejo Swett Ranch, a property owned by the Solano Land Trust (SLT) (see Figure 1). Farther southwest, on the opposite side of an approximately 750-foot-hig ridge, is Columbus Parkway and an urbanized portion of Vallejo. The Vallejo Swett Ranch property is planned to be opened to the public on a limited basis in the next two years, including access to a portion of the Bay Area Ridge Trail that will connect from GVRD's nearby 30-acre Blue Rock Springs Regional Park to the McIntyre Ranch property, and north to existing trails in public open space around the Hiddenbrooke residential development.

The McIntyre Ranch site supports a diversity of plant and animal species, and its location in an area of expansive rangeland and permanently protected open space provides important habitat for terrestrial species. Nearly all the large vegetation on the site consists of introduced ornamentals. While past disturbance generally precludes the occurrence of special-status plant species and limits the likelihood of occurrence of any special-status animal species, sensitive biological resources remaining on the site include possible wetlands, stands of native grasslands, and potential habitat for special-status species.[2] There is a significant stand of native grasses that extends along the northwest boundary of the site. This is a continuation of native grasslands on the adjacent Vallejo Swett Ranch.

---

[1] LandPeople, McIntyre Ranch Master Plan, Draft December 22, 2008.

[2] Jim Martin, Environmental Collaborative, *McIntyre Ranch Master Plan Appendix B: Biological Constraints Assessment*, Draft April 9, 2008, Appendix B of: LandPeople, *Draft McIntyre Ranch Master Plan,* April 9, 2008.

LandPeople

DRAFT
May 21,
2007

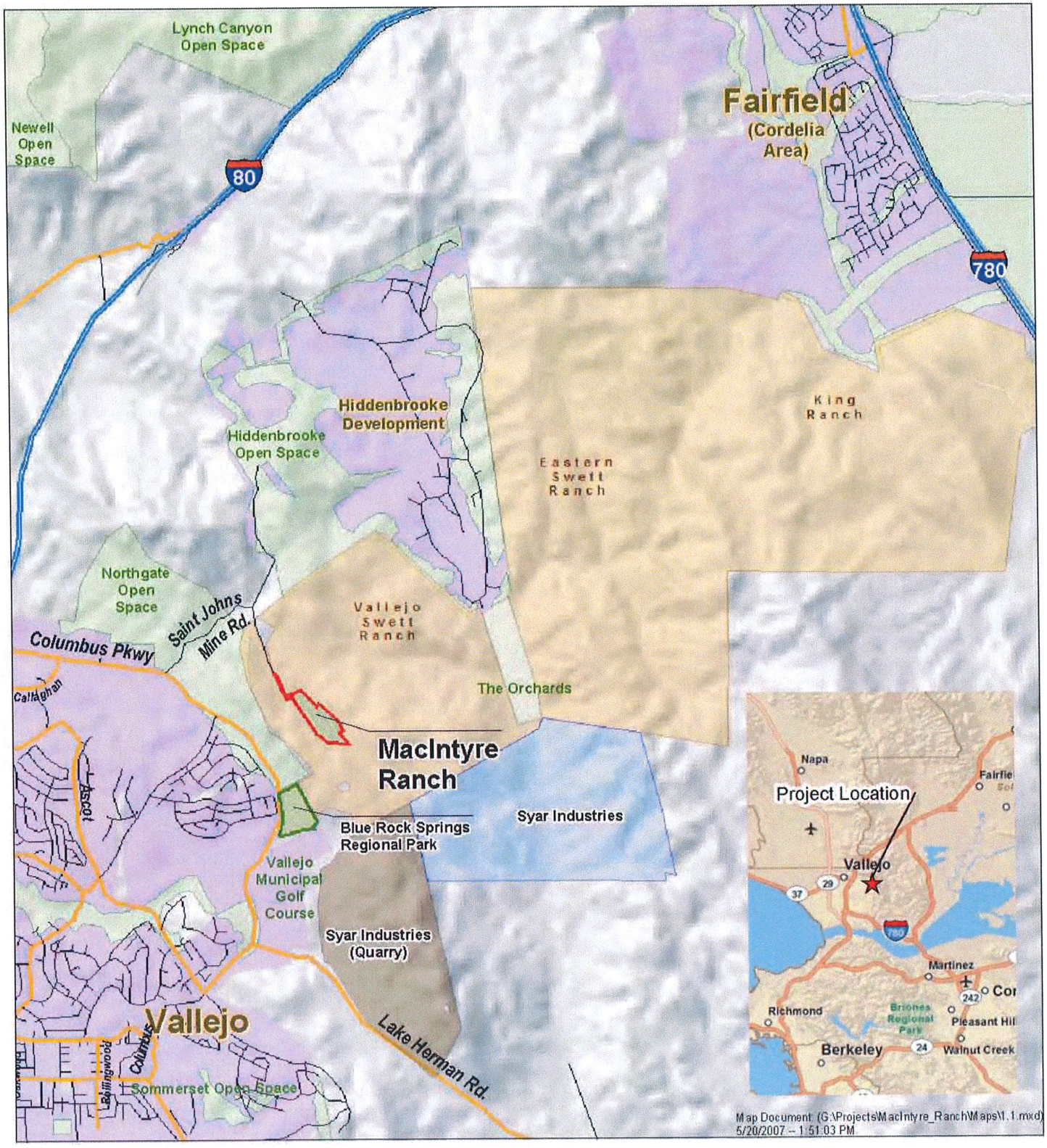
N

0 0.25 0.5 0.75 1
MILES

GREATER VALLEJO
RECREATION DISTRICT

FIGURE 1: SITE LOCATION AND ADJACENT LAND USES

MCINTYRE RANCH
MASTER PLAN



Map Document: (G:\Projects\MacIntyre_Ranch\Maps\f_1.mxd)
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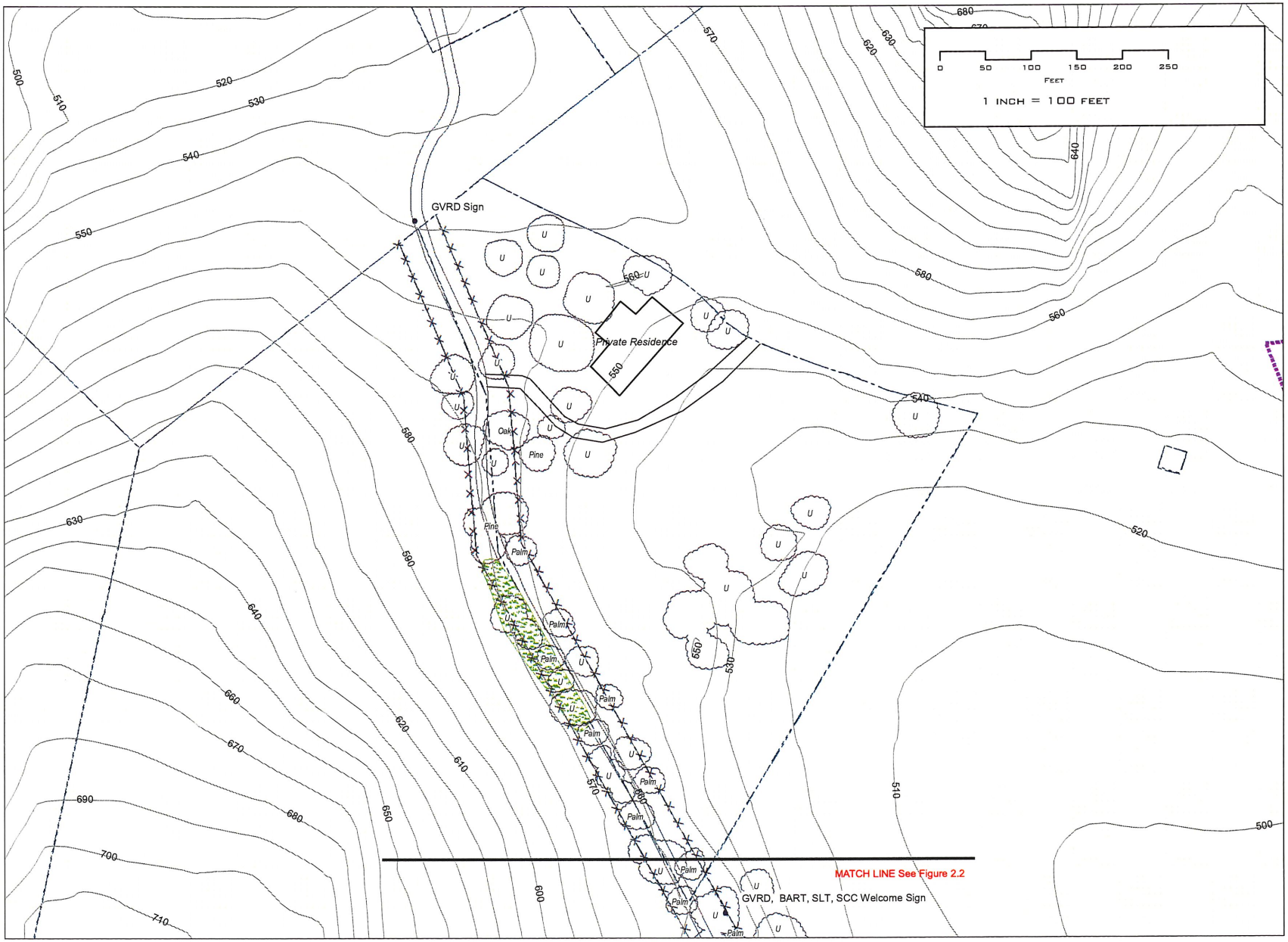


GREATER VALLEJO RECREATION DISTRICT

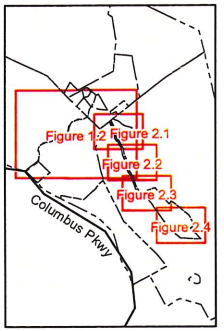
FIGURE 2: EXISTING CONDITIONS AND BIOLOGICAL RESOURCES, DRIVEWAY, NORTH

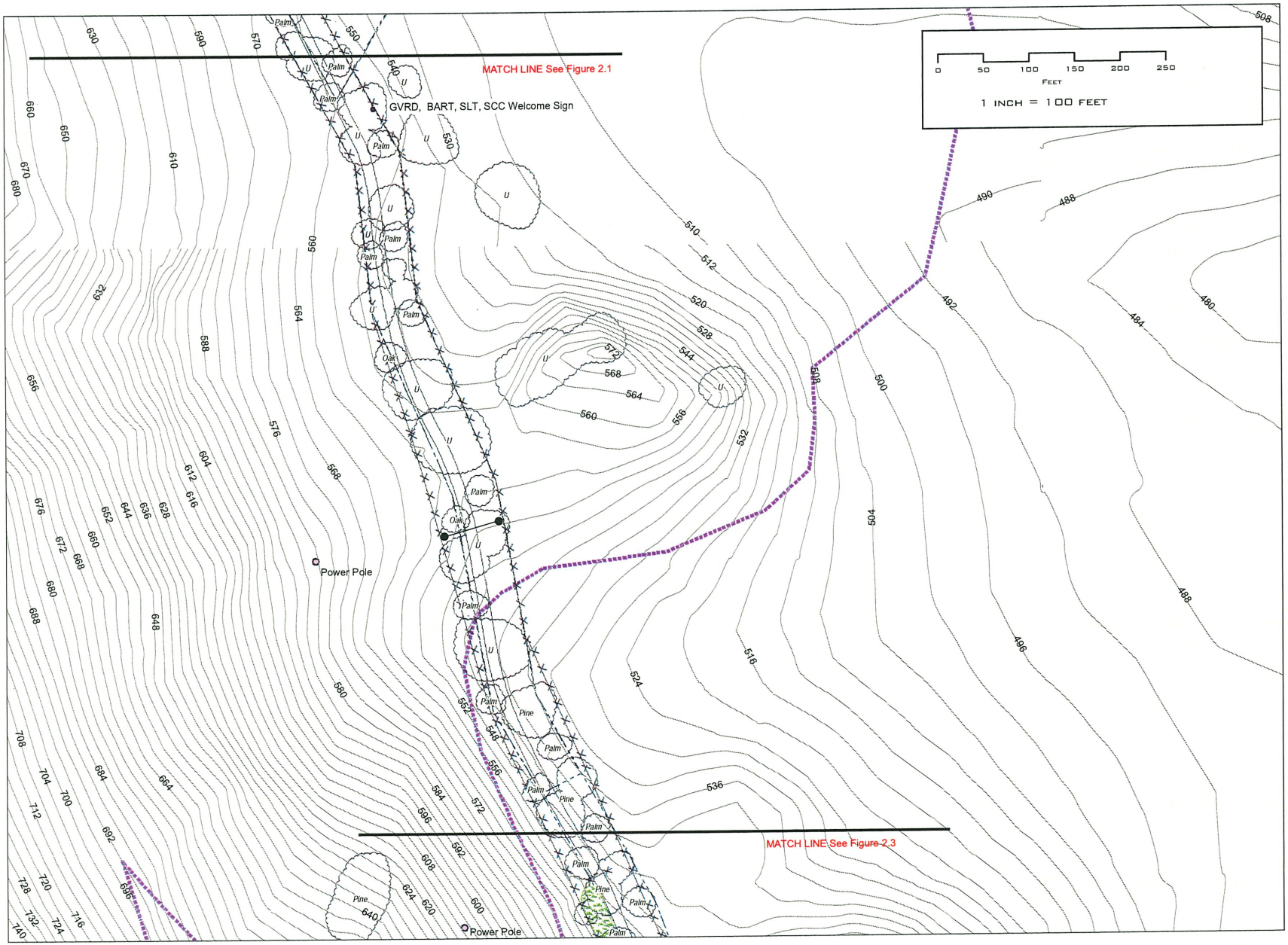
McINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Elderberry Shrub
- Native Grassland
- Tree Trunks
- Ephemeral Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail
- Parcel Boundaries
- Contour Line
- Drainage/Potential Seasonal Wetland





GREATER VALLEJO RECREATION DISTRICT

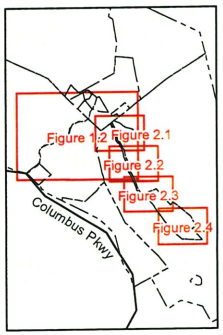
FIGURE 3: EXISTING CONDITIONS AND BIOLOGICAL RESOURCES, DRIVEWAY, SOUTH

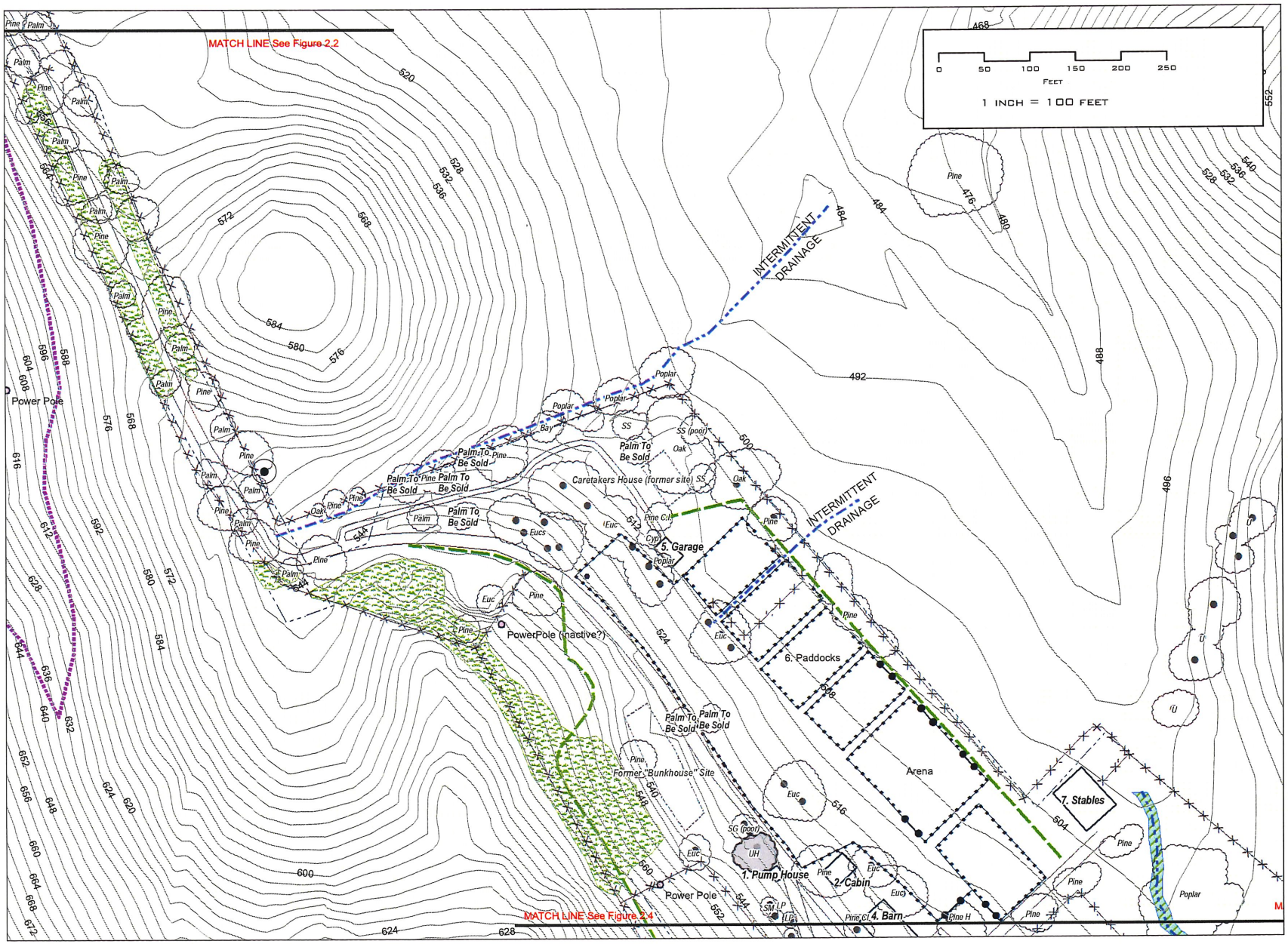
MCINTYRE RANCH MASTER PLAN

LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Elderberry Shrub
- Native Grassland
- Tree Trunks
- Ephemeral Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail
- Parcel Boundaries
- Contour Line
- Drainage/Potential Seasonal Wetland



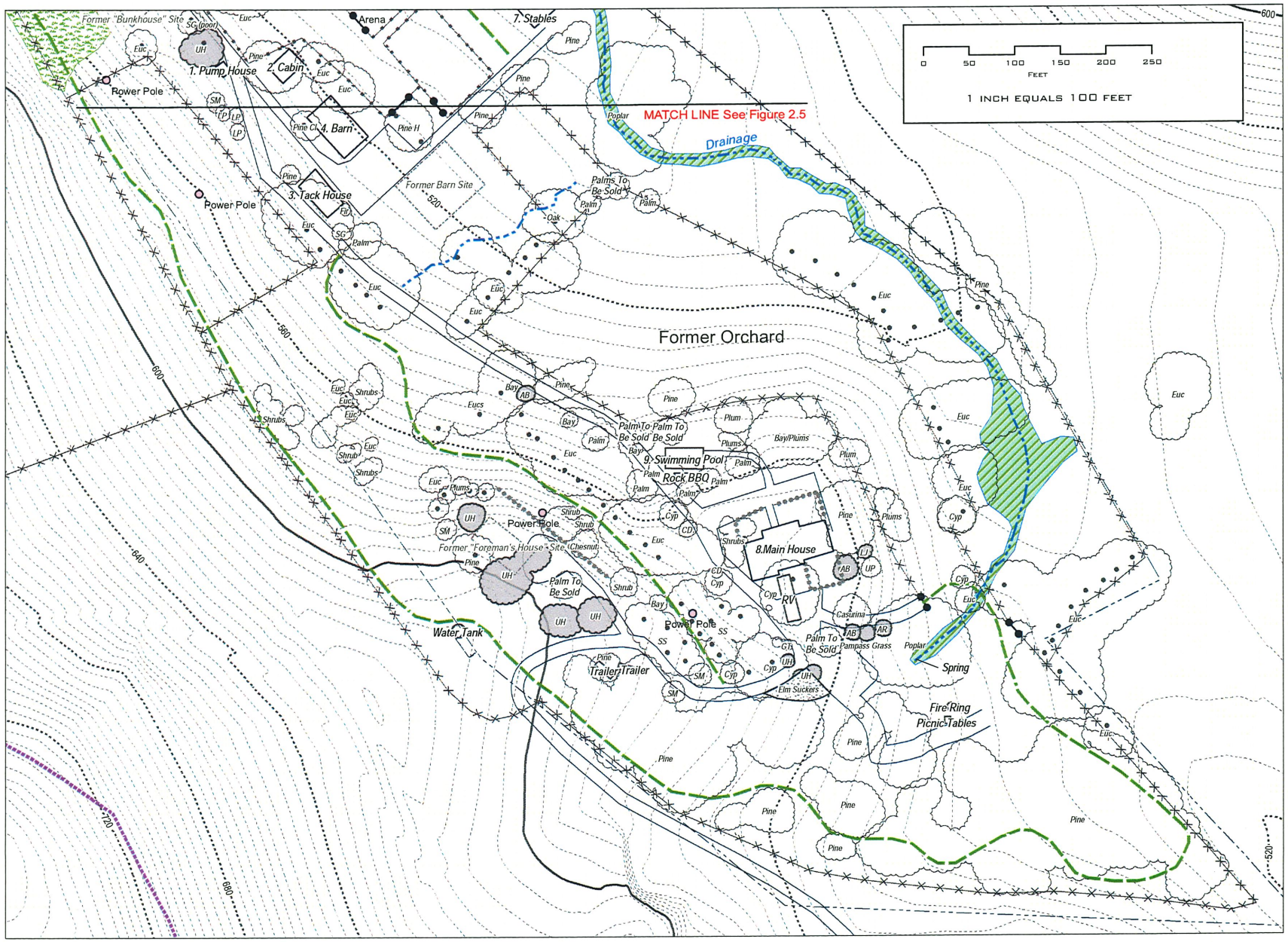


Greater Vallejo Recreation District

Figure 4: Existing Conditions and Biological Resources, Main Ranch, North

McIntyre Ranch Master Plan

LandPeople



GREATER VALLEJO RECREATION DISTRICT

FIGURE 5: EXISTING VEGETATION, SOUTH

MCINTYRE RANCH MASTER PLAN

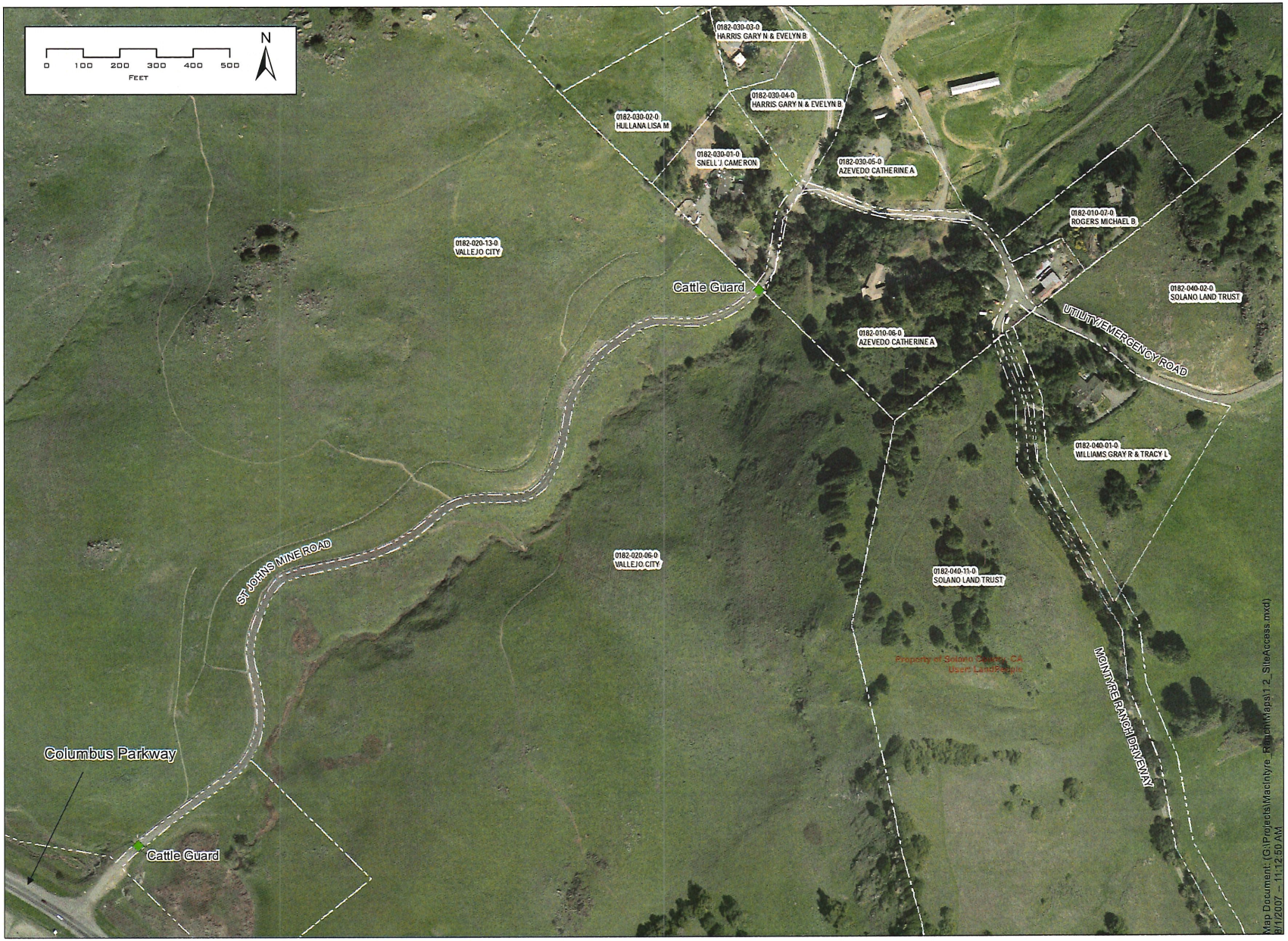
LandPeople

LEGEND

- Trees
- Very Invasive Trees
- Tree Trunks
- Intermittent Drainage
- Existing Bridle Trail
- Rock Wall
- Gate
- Fence
- Proposed Multi-Use Trail

Elevation Contours

- 100 foot
- 40 foot
- 4 foot
- Drainage/ Potential Seasonal Wetland
- Native Grassland

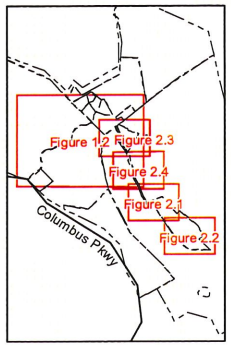


GREATER VALLEJO RECREATION DISTRICT

FIGURE 6: SITE ACCESS

MCINTYRE RANCH MASTER PLAN

LandPeople



The mature trees provide suitable nesting habitat for a number of raptors and other birds. Both special-status and more common bat species may roost in one or more of the structures on the site.

There are a series of ephemeral streams on the site, as indicated on Figures 4 and 5. Some of these drainages are not well defined, and wander through the pastures, creating seasonally swampy areas. The drainages are potential regulated jurisdictional waters (wetlands). There is a remote potential for California red-legged frog individuals to disperse along the drainages and be attracted to the seasonal wetland areas during the winter and early spring months, but permanent breeding habitat is absent. In addition to the drainages mentioned above, a drainage located east and northeast of the main house in the southern portion of the site, as shown on Figure 5, formerly contained accumulated water. After the closure of a leaking pipe by GVRD, this area no longer contains water,[3] although the drainage remains.

The driveway is lined with a series of Canary Island date palms and Monterey pines, and a few blue gum eucalyptus. Numerous rows and groves of blue gum and pines are located in the central ranch area, along with grove of poplars, and a few Monterey cypresses. Around the Main House there is a greater variety of trees and shrubs, including coast redwoods, deodar cedar, Monterey cypress, casurina, Grecian laurel, and, north of the main house and swimming pool area, the remains of an old plum orchard. South of the Main House is a dense grove of Monterey pines extending down the hillside and around a meadow area to the east. Another grove of poplars is located north of this spot along an ephemeral stream. Several of the introduced ornamental trees and plants on the site are very invasive, and are reproducing and spreading, including the blue gum eucalyptus, acacia, elms, giant reed, and pampas grass.

Access to McIntyre Ranch is via Columbus Parkway, a major arterial that is currently being widened to four lanes in the project vicinity, and St. Johns Mine Road (see Figure 6). The Columbus Parkway intersection with St. Johns Mine Road has recently been improved with a traffic signal and left turn lanes on Columbus Parkway. St. Johns Mine Road is a paved road providing access to six residences located in a saddle along the main ridge of the hills east of Vallejo, as well as to the McIntyre Ranch. Beyond the residences the paved road continues to the east as a gated service and emergency access road to the Hiddenbrooke development area of Vallejo, connecting to Highgate Road at the west side of the development. The road is also the alignment of a sewer main, utilities and other infrastructure serving Hiddenbrooke. The connection to the McIntyre Ranch extends south from St. Johns Mine Road through private property, passing between an actively used equipment shed and yard located on the east side of the road north of the ranch entrance, and trucks, trailers and other equipment stored in a flat area on the west side of the road.

Existing Tenant Use

In May 2006 GVRD approved a license agreement with Alternatives Counseling and Coaching (ACC), a private partnership that provides equine-assisted psychotherapy for adults and children and horsemanship experiences for non-riders. The agreement allows ACC to conduct the following activities on the McIntyre Ranch property:

- Equine-assisted psychotherapy, riding and horse training activities;
- Environmental education programs for youth and adults;

[3] Randy Anderson, Principal, Alta/LandPeople, email to Michael Kent of Michael Kent & Associates, 19 February 2009.

- Educational programs in basic horsemanship, ranch experience and other related programs to the general public through GVRD;
- Related collaborative programs with community organizations, Solano Land Trust, and local corporations;
- Boarding up to eight horses; and
- Self-contained mobile home on the property for a live-in caretaker.

ACC agreed to provide site improvements including renovation of an existing barn for storage, a source of permanent water to pasture areas, and reclaiming some designated landscape areas.

Goals of the McIntyre Ranch Master Plan

The project sponsor (GVRD) has three overall objectives for public use and improvements at McIntyre Ranch:

1) Provide for public uses that provide maximum benefit to local residents served by GVRD;
2) Generate revenue from public use and compatible private use that will help to offset costs of owning, operating, and maintaining the land and facilities; and
3) Maintain the site in an environmentally sound and aesthetically pleasing condition, including minimizing impact on neighboring properties.

Master Plan Site Use and Improvement Elements

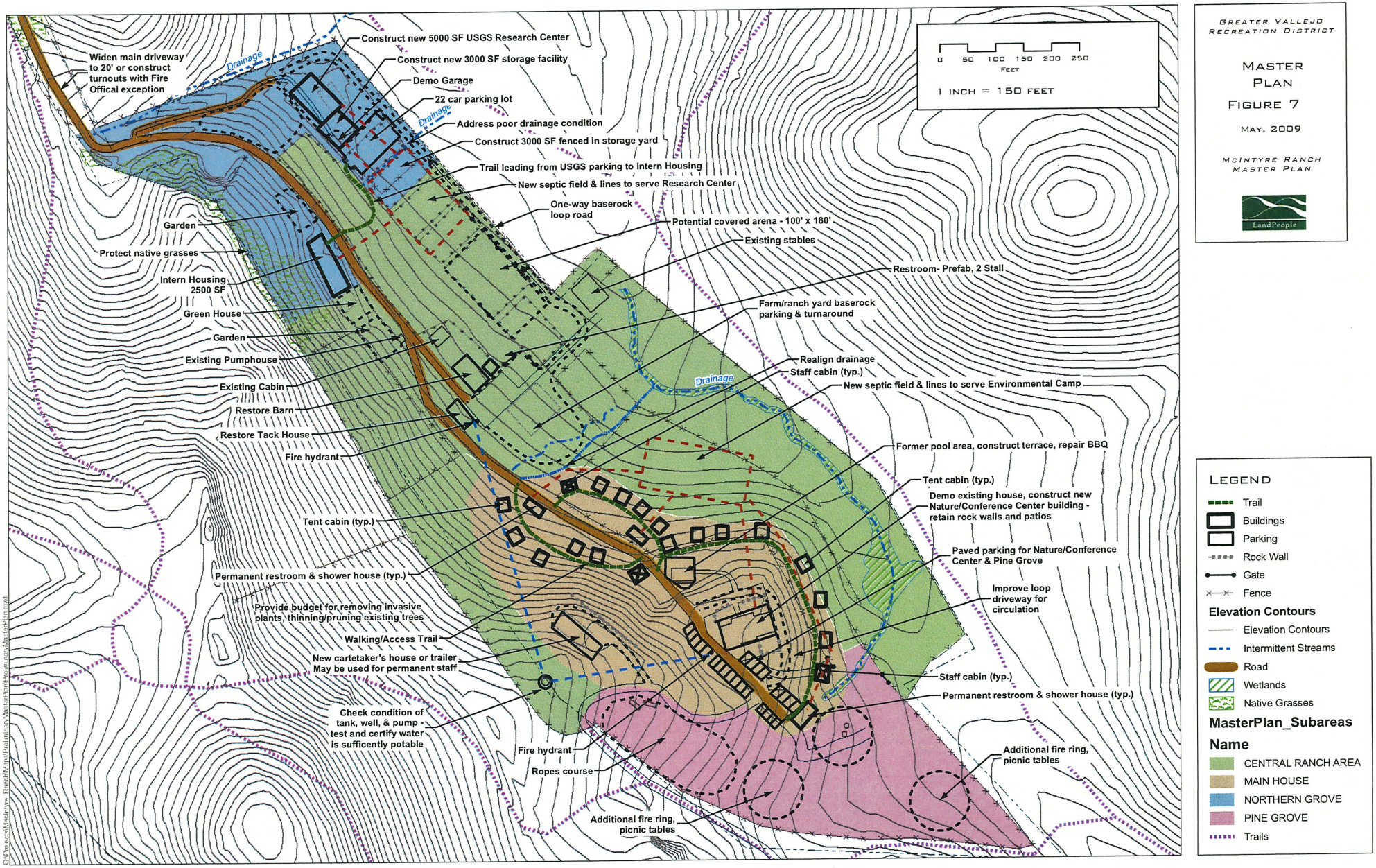
The Master Plan is organized around four relatively distinct use areas (Northern Grove Area, Central Farm and Equestrian Area, Main House Site, and Pine Grove Area), as shown in Figure 7. Each of these areas would have uses and facilities that are complementary, and could also function independently. Overall, the proposal for McIntyre Ranch consists of a U.S. Geological Survey research/office facility, an outdoor education center, a demonstration farm and equestrian center, a small retreat conference center, and a rustic picnic and camping facility for organized groups, especially youth. The Master Plan envisions McIntyre Ranch as a modest facility serving a broad range of users and focused on Vallejo citizens.

The individual elements of the Master Plan are described below.

USGS Western Ecological Research Center - Northern Grove Area

The U.S. Geological Survey (USGS) Western Ecological Research Center would be located at the north end of the Ranch, which consists of approximately four acres. The USGS Western Ecological Research Center conducts research on the nation's biological resources and provides science support for management agencies, and would relocate from temporary facilities on Mare Island in Vallejo. The Western Ecological Research Center would consist of the following improvements:

1. An approximately 5,000-square-foot Main Building, with offices, work space, and meeting space.
2. An enclosed Storage Building (approximately 3,000 square feet) and storage yard (approximately 3,000 square feet), replacing an existing smaller garage which would be demolished, with reinforced concrete floors to accommodate the weight large storage freezers, a locked gate, and parking for government vehicles and watercraft.


Widen main driveway to 20' or construct turnouts with Fire Offical exception
Drainage
Construct new 5000 SF USGS Research Center
Construct new 3000 SF storage facility
Demo Garage
22 car parking lot
Drainage
Address poor drainage condition
Construct 3000 SF fenced in storage yard
Trail leading from USGS parking to Intern Housing
New septic field & lines to serve Research Center
One-way baserock loop road
Potential covered arena - 100' x 180'
Existing stables
Restroom- Prefab, 2 Stall
Farm/ranch yard baserock parking & turnaround
Garden
Protect native grasses
Intern Housing 2500 SF
Green House
Garden
Existing Pumphouse
Existing Cabin
Restore Barn
Restore Tack House
Fire hydrant
Realign drainage
Staff cabin (typ.)
Drainage
New septic field & lines to serve Environmental Camp
Former pool area, construct terrace, repair BBQ
Tent cabin (typ.)
Demo existing house, construct new Nature/Conference Center building - retain rock walls and patios
Tent cabin (typ.)
Paved parking for Nature/Conference Center & Pine Grove
Permanent restroom & shower house (typ.)
Improve loop driveway for circulation
Provide budget for removing invasive plants, thinning/pruning existing trees
Walking/Access Trail
New cartetaker's house or trailer May be used for permanent staff
Staff cabin (typ.)
Permanent restroom & shower house (typ.)
Check condition of tank, well, & pump - test and certify water is sufficently potable
Fire hydrant
Ropes course
Additional fire ring, picnic tables
Additional fire ring, picnic tables
0 50 100 150 200 250
FEET
1 INCH = 150 FEET
GREATER VALLEJO RECREATION DISTRICT
MASTER PLAN
FIGURE 7
MAY, 2009
MCINTYRE RANCH MASTER PLAN
LandPeople
LEGEND
Trail
Buildings
Parking
Rock Wall
Gate
Fence
Elevation Contours
Elevation Contours
Intermittent Streams
Road
Wetlands
Native Grasses
MasterPlan_Subareas
Name
CENTRAL RANCH AREA
MAIN HOUSE
NORTHERN GROVE
PINE GROVE
Trails
G:\Projects\Mcintyre Ranch\Maps\Preliminary\MasterPlan\PreliminaryMasterPlan.mxd

3. A three- to six-bedroom, approximately 2,500-square-foot Intern Housing building.
4. An approximately 7,000-square-foot paved parking area with 22 parking spaces, which would supplant the most northerly of the existing horse paddocks.
5. Septic tank and disposal field for the Research Center, located in the second and third most northerly of the existing paddocks. The paddock use is expected to remain above the disposal field.
6. A 12-foot-wide base rock surface road connecting to stable area, with a gate at the north end to prevent general public entry into the paddocks area, to allow one-way loop circulation for maintenance and for emergency access.
7. A potable water connection, using, if it remains, the water supply line from the former Caretaker's House (see Water Supply and System, below, for discussion of related improvements).

The structures and storage yard identified above would have a footprint of approximately 0.5 acre.

Central Farm and Equestrian Area

This area would serve as the center of equestrian and agricultural activity. The existing equine therapy and general equestrian uses would continue, if an acceptable agreement can be reached with GVRD. A demonstration farm type use could be developed at McIntyre Ranch; some additional uses of the existing structures, and additional agricultural structures and facilities may be required, such as a greenhouse, additional animal pens and sheds. The following improvements would occur at the Central Farm and Equestrian Area:

1. New foundation and related structural repairs at the existing Barn, which would be used to shelter farm animals, store feed and equipment, provide office space, and potentially as agricultural museum and demonstration space.
2. Restore and improve the Tack House, which would be used to store tack (equestrian equipment) and/or other agricultural supplies, and as an office for the farm and/or equestrian uses.
3. Minor repairs to the Cabin, which would be used as an office or for storage.
4. (Possibly) Construct an additional stable building near the existing stables, which are in good condition and would not be altered by the project.
5. (Possibly) Install a small prefabricated covered steel arena (approximately 100 by 180 feet) on the site of the existing paddock arena.
6. Within the central barn area, construct a loop road around a base rock surfaced space with a 50-foot centerline turning radius to accommodate trailer-towing rigs, with parking capacity for approximately 50 regular vehicles, or approximately eight regular vehicles plus sixteen truck-horse trailer rigs (assuming approximately 13 feet by 40 feet per rig).
7. Install a new prefabricated plastic greenhouse near the former bunkhouse location or in another area on the periphery of the central Ranch area.
8. Improve/formalize at least six separate small to large sized existing areas for use as pastures or gardens. The Pine Grove area may be grazed to manage fuel load. The area to the west of the bunkhouse site would be excluded from grazing and cultivation to protect the existing stand of native grasses.

9. If a farm/garden program is established, install agricultural outbuildings: smaller barns and sheds to store farm supplies and equipment and to house small farm animals.
10. Interim or permanent handicapped-accessible portable toilets.

Nature Center and Children's Environmental Camp - Main House Site

The existing Main House, which is badly damaged and is deemed infeasible to restore, would be demolished, and a new nature center/conference conference/activity center structure of approximately the same size would be constructed at the same site, consisting of the following:

1. Demolish the Main House, while retaining the adjacent rock building and garden walls and planters, terraces, lawn and garden areas, walkways, and driveway circling the house. This may be improved as a one-way access loop, as discussed in On-site Roads, below.
2. Construct an approximately 3,600 square foot Nature/Conference/Activity Center including a dining area and kitchen, featuring "green" building techniques, similar to the Solano Land Trust's Rush Ranch Nature Center. The structure would be either a prefabricated or a custom designed and built structure, and would include water and sewage system improvements as discussed in Water Supply and System and Sewage System, below. This structure would serve as the main indoor activity area for the environmental camp, as a meeting space to expand on the USGS Research Center facilities, and/or for activities and events for the general public.
3. Construct basic overnight accommodations for students. 18 Tent Cabins in three clusters of six, are envisioned, with each cabin accommodating up to 4 students.
4. Construct three Restroom/Shower buildings in close proximity to the tent cabin clusters.
5. Construct a new terrace area, with a concrete paved area with space for approximately ten picnic tables accommodating up to 80 people, a new shade structure to partially cover the area, and refurbishment of the existing rock barbeque/sink/counter structure.
6. Renovate landscape areas around the Nature/Conference Center and terrace by clearing selected existing plants, and installing a new low-flow automatic irrigation system and new native, drought-tolerant, fire-resistant planting.
7. Construct approximately 24 parking spaces south of the Nature/Activity Center, by grading and paving an area adjacent to the driveway, to add to the approximately 15 existing spaces along the perimeter of the existing driveway circling the site.
8. Provide a Staff/Caretaker Residence at the former Foreman's House site (a graded landing west of the Main House site), by grading and paving a base rock driveway, constructing a foundation/pad, and installing utility, water and septic connections to serve a caretaker trailer, RV, or manufactured home.

Pine Grove Area

The camping facilities at the Pine Grove Area would be expanded, with use limited to youth groups or in conjunction with organized events and activities at the Nature/Conference Center, rather than general public use. Access would be hike-in or walk-in, except for potential drop-off of supplies (vehicles would not be allowed to leave improved roads). Improvements would consist of the following:

1. Install two more fire rings with benches, a potable water spigot, and three picnic tables each, similar to the existing site in the north end of the grove.
2. Provide a portable handicapped-accessible toilet, or a prefabricated double unit unisex toilet.
3. Gradually clear and replace the non-native pines with native oaks and potentially bays.
4. Install a ropes course (an outdoor personal development and team building facility consisting of ropes suspended between trees or poles) in an approximately 120-foot by 200-foot area in the western portion of the Pine Grove Area.

St. Johns Mine Road Improvements

To provide access to the McIntyre Ranch, the existing St. Johns Mine Road would be improved as follows:

1. Trim vegetation and grade an embankment back slightly for sight distance.
2. Stripe or re-stripe the road to add white stripes on each side and a yellow centerline.
3. Re-pave and stripe the driveway access to the Ranch across the private property north of the project site.
4. Improve a base rock-surfaced carpool parking area approximately 20 feet by 120 feet on the south side of the road outside the first cattle guard near the intersection of St. Johns Mine Road and Columbus Parkway.

Sewage System

The site is served by a septic system, but its condition is unknown, and attempts to locate the existing tank and leech/disposal fields have been unsuccessful. The project site is too distant from the nearest sewer lines, located along Columbus Parkway or in the Hiddenbrooke development, to make connection to sewers a practical alternative. The proposed new septic system, with disposal fields that meet the required 50-foot setback from the adjacent ephemeral drainage[4], would consist of:

1. A sewage tank and disposal field in the paddock area south of the proposed USGS Research Center to serve that facility and the nearby intern housing.

2. A sewage tank and disposal field in the pasture area north of the Main House site to serve the Environmental Camp and Nature Center building and restrooms in the Farm/Equestrian Area.

3. Sewer lateral lines from proposed USGS facilities, restrooms, kitchen and laundry facilities to the sewage disposal tank and field.

4. Interim or permanent handicapped-accessible portable toilets in the Pine Grove Area and Central Farm and Equestrian Area.

[4] Solano County Code, Chapter 6.4, Sewage Standards, p. 34.

Water Supply and System

The existing well, water tank, and water lines on the site are adequate for the existing uses, but have not been tested to confirm that if they would provide adequate supply for the proposed uses, or if the water meets County public health standards. The project would include the following:

1. Prepare an engineering study and design for on-site water supply and delivery for fire and drinking water, to determine if the existing well, pump, tanks and water lines can be used, if any improvements or replacement are needed, potential impact on and sustainability of the ground water supply, and adequacy of water supply for firefighting purposes.

2. Test and document the existing well and water supply to verify that it meets public drinking water standards, and maintain an ongoing testing program as required by County code.

3. Based on testing described above, make improvements to the well and water system or treatment as required to meet County standards, which may include installation of a water treatment system.

4. In the event that steps 1 through 3 above do not result in an adequate water supply, provide a connection to City water main in St. Johns Mine Road.

Fire Service and Safety

The site is served by the Vallejo Fire Department. It is in a wildland interface area surrounded by grasslands, with many fire-prone non-native trees (pines and eucalyptus) on the property and around the structures. Fire safety components of the proposed project consist of:

1. Complete an engineering study and design for on-site water supply and delivery for fire and drinking water, to determine if the existing tanks can be used, and/or any improvements or replacement needed.

2. Install fire hydrants near the USGS Research Center, in the central agricultural area, and near the proposed Nature Center.

3. Install water lines meeting fire flow standards from the existing water tank and/or the unused second tank, connecting to the above fire hydrants.

4. Remove flammable brush and shrubs from within 40 feet of existing and proposed structures. Managed grazing by the resident horses or goats, or potentially by cattle through arrangement with the grazing tenants on the adjacent land, may be employed.

5. Design and implement a tree trimming and removal program, incorporating both the safety benefits of clearance to meet California Department of Forestry and Fire Protection (CDF) standards, and the aesthetic and historic value of the trees.

6. Improve on-site roads as described in "On-Site Roads", below.

Drainage

The Master Plan would not add substantial new impervious surfaces to the site. Vegetated interceptor ditches and other Best Management Practices for erosion control and protection of water quality would be employed in the detailed design drainage features and operation of the facility. Poorly-defined drainage routes in the vicinity of the former barn site and at the north end of the paddocks would be relocated and/or improved to prevent wet conditions.

On-Site Roads

The existing on-site road system does not meet standards for regular public access or emergency access. Road improvement actions would consist of the following:

1. Apply to the Vallejo Fire Department for an exception to standards to allow a one lane driveway with turnouts at regular intervals, and to allow portions of the on-site circulation system to be base rock surfaced (rather than asphalt).

2. If allowed by the Vallejo Fire Department, construct driveway turnouts at regular intervals (e.g., 400 feet on center).

3. If a one-lane driveway is not allowed by the Vallejo Fire Department, widen the existing driveway and main access road up to the Main House to 20 feet, to facilitate public and emergency vehicle access.

4. Re-seal the existing on-site road system, including localized pothole repairs, following completion of other major construction.

Public Access

To control access to the Ranch, all of the proposed public uses at the project facilities identified above would be by prior arrangement or in conjunction with a scheduled event. Because the proposed uses on the site are stand-alone and do not require access to the surrounding property,[5] activities proposed in the Master Plan would be restricted to the confines of the McIntyre Ranch.

9. Surrounding Land Uses and Setting:

The McIntyre Ranch property is surrounded by the 905-acre Vallejo Swett Ranch, a property owned by the Solano Land Trust (SLT) (see Figure 1). The central portion of the Vallejo Swett Ranch features significant habitat for the California red-legged frog, and is designated as a public access limitation area to protect the frog, as well as burrowing owl habitat, wetlands and native bunchgrass grassland communities that exist in the flat areas to the east of McIntyre Ranch. The Vallejo Swett Ranch property is planned to be opened to the public on a limited basis in the next two years, including access to a portion of the Bay Area Ridge Trail that will connect from GVRD's nearby 30-acre Blue Rock Springs Regional Park (southwest of the project site) to the McIntyre Ranch property, and north to existing trails in public open space around the Hiddenbrooke residential development (northeast of the project site). Farther northeast of the Vallejo Swett Ranch, other SLT properties include the 1408 acre Eastern Swett Ranch, and the 1617 acre King Ranch. Farther north of the Vallejo Swett Ranch are the

[5] LandPeople, *McIntyre Ranch Master Plan*, Draft December 22, 2008, p. 29.

Hiddenbrooke Open Space Area (629 acres) and the Northgate Open Space Area (369 acres). Southwest of Blue Rock Springs Park is the Blue Rock Springs Golf Course, straddling Columbus Parkway. South of the Vallejo Swett Ranch are buffer lands and the operating rock quarry owned by Syar Industries.

10. Public Agencies Whose Approval Is Required:

The proposed project would require approval from the following public agencies:

- City of Vallejo: Site Development Permit (which includes Tree Removal Permit)
- City of Vallejo: Grading Permit
- City of Vallejo: Demolition Permit
- City of Vallejo: Building Permit
- County of Solano, Environmental Health Services Division: Septic tank permit
- Regional Water Quality Control Board (RWQCB): Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Certification pursuant to Section 401 of the Clean Water Act where wetlands and other waters may be affected by grading and development
- USFWS consultation regarding elderberry shrubs and California red-legged frog
- (Possibly) California Department of Fish and Game (CDFG): Streambed Alteration Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

[ ] Aesthetics	[ ] Agricultural Resources	[X] Air Quality
[X] Biological Resources	[X] Cultural Resources	[X] Geology/Soils
[X] Hazards & Haz. Materials	[X] Hydrology/Water Quality	[ ] Land Use/Planning
[ ] Mineral Resources	[X] Noise	[ ] Population/Housing
[ ] Public Services	[X] Recreation	[X] Transportation/Traffic
[X] Utilities/Service Systems	[X] 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 the 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.

Signature	Date
Shane McAffee	Greater Vallejo Recreation District
Printed name	For

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS — Would the project:

a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Explanation: The McIntyre Ranch site is surrounded by the open space of the 905-acre Vallejo Swett Ranch, a property owned by the Solano Land Trust (SLT). The project site is located within a shallow valley running from southeast to northwest. To the southwest is an approximately 750-foot-high ridge separating the site from Columbus Parkway and the urbanized area of the City of Vallejo. To the northeast the topography slopes upward within the Vallejo Swett Ranch open space. The project site, with its various structures and mature trees, has a rural, low-density visual character. Public scenic views encompassing the site are limited by the adjacent topography. Private scenic views are also limited due to the topography, intervening trees, and distance from the nearest private residences.

Construction of the proposed project would create bare areas, stockpiles of construction materials, and partially-constructed buildings on the site that would have a short-term visual impact, which would last until the buildings are completed and replanted vegetation has matured. Due to its short-term nature, and the limited scenic views of the site, the impact of construction on public and private scenic views would be ***less than significant***.

After construction and maturation of replanted vegetation, the appearance of the site from nearby vantage points would be altered. The project structures, and renovation of landscaping, removal of invasive species, and planting of native species, would add new or altered visual elements to the site. The project structures would be relatively small, dispersed, and screened by trees and vegetation. The project components, and alterations to the site vegetation, would not substantially alter the overall rural visual character or existing views from nearby vantage points. Views of the site from more distant locations after completion of the project would continue to be screened by mature trees and/or the intervening hills to the southwest and northeast, as discussed above. Views from more distant portions of the Vallejo Swett Ranch open space would not be substantially affected due to the distance from the site, as well as the onsite trees and vegetation. In summary, the proposed project, after construction and maturation of vegetation on the site, would not have a substantial effect on the visual character of the site vicinity, and the effect on public and private scenic vistas would be ***less-than-significant***.

b)	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Explanation: The site contains a number of native and non-native trees which contribute to the scenic qualities of the area. The project includes a fire safety tree trimming and removal program that incorporates the aesthetic and historic value of the trees (see 8. Description of Project, Fire Service and Safety, above), and replacement of non-native pines in the Pine Grove

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

Area with native oaks and potentially bays (see 8. Description of Project, Pine Grove Area, above). These changes would alter, but not substantially degrade, the overall scenic resource value of the trees on the site. The project site does not contain scenic rock outcroppings, and is not located within a designated scenic highway corridor. As discussed in Item I.a, above, the project would not have a significant adverse effect on scenic vistas. The site contains a number of buildings, but, as discussed in Item V.a, below, none are considered to be historic. For these reasons, the project's impact on scenic resources would be ***less than significant***.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	X	☐

Explanation: See Items I.a and I.b, above.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	X	☐

Explanation: The new project buildings would add nighttime illumination to the site. The lighting of the existing buildings on the site would not be changed by the proposed project. The new buildings would have exterior security lighting that would be shielded-source and mounted on the undersides of the eaves to minimize glare and off-site visibility. While this lighting would be visible at night from some surrounding vantage points, there are no nearby private residences or public roads, the volume and intensity of the new lighting would be low, and the new lighting would be screened by existing vegetation and trees. The project lighting would not be substantially out of character with the existing lighting of the structures on the site, and would not create a source of substantial light or glare that would adversely affect views in the area. Impacts of the project on light and glare would be ***less than significant.***

II. AGRICULTURAL RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California 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. Would the project:

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

Explanation: No agricultural uses are located on the 22.15-acre site, which is surrounded by open space (the Vallejo Swett Ranch, a property owned by the Solano Land Trust) that contains sensitive biological resources. The site contains a number of residential and ranch buildings, stables, and corrals. While the site was used for cattle ranching in the past, the site's current viability for agriculture is limited by its small size, existing buildings, and surrounding sensitive biological resources. There are no agricultural lands on the site identified in the Vallejo General Plan.[6] No prime farmland exists on the site, and the proposed project would have ***no impact*** on farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	X

Explanation: The site is zoned Public Facility and is not subject to a Williamson Act contract. There would be ***no impact*** on zoning for agricultural use or Williamson Act contracts.

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

Explanation: See Items II.a and II.b, above.

III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management 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?	☐	☐	X	☐

Explanation: The San Francisco Bay Area Air Basin is currently non–attainment for ozone (State and federal ambient standards) and PM_{10} (State ambient standard). While air quality plans exist for ozone, none exists (or is currently required) for PM_{10}. The Revised San Francisco Bay Area Ozone Attainment Plan for the 1–Hour National Ozone Standard is the current ozone air quality plan required under the federal Clean Air Act.[7] The State–mandated regional air quality plan is the Bay Area 2000 Clean Air Plan.[8] These plans contain mobile source controls, stationary source controls, and transportation control measures to be

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[6] City of Vallejo, *Vallejo General Plan*, July 1999, H. Agricultural Production, page III-23.

[7] Bay Area Air Quality Management District, *Revised San Francisco Bay Area Ozone Attainment Plan for the 1–Hour National Ozone Standard*, October 24, 2001.

[8] Bay Area Air Quality Management District, *Bay Area 2000 Clean Air Plan and Triennial Assessment*, December 20, 2000.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

implemented in the region to attain the State and federal ozone standards within the Bay Area Air Basin.

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide greenhouse gas emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). There is currently no adopted threshold, so for this analysis, the project is considered to have a significant impact if it would be in conflict with the AB 32 State goals for reducing greenhouse gas emissions. Due to the project's small size (USGS research/office facility with housing for three to six interns, outdoor education center, demonstration farm and equestrian center, small retreat conference center, and picnic and camping facility), it would not conflict with the State's goals for reducing GHG emissions to 1990 levels by 2020 (Assembly Bill 32), and the project's impact on GHG emissions would be ***less than significant***.

A project would be judged to conflict with or obstruct implementation of the regional air quality plan if it would be inconsistent with the growth assumptions, in terms of population, employment, or regional growth in Vehicle Miles Traveled (VMT). The proposed project facilities would not conflict with any of the growth assumptions made in the preparation of these plans nor obstruct implementation of any of the proposed control measures contained in these plans. This impact would be ***less than significant.***

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	X	☐	☐

Explanation: Project operation could affect local air quality by increasing the number of vehicles on nearby roads and at the project site, and by introducing stationary emissions to the project site. Transportation sources are the primary source of operational project-related emissions.[9] Stationary source emissions, generated by combustion of natural gas for space and water heating, would be less-than-significant. The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems due to vehicular emissions. One of the applicable thresholds is 2,000 new vehicle trips per day. The proposed project, including the USGS Western Ecological Research Center and its 22-space parking area, would generate up to 190 new trips, but these additional trips would be well below the BAAQMD standard. Therefore, the impact on operational air quality would be considered ***less than significant***.

Construction of the project would involve demolition, earthmoving, and grading operations, and/or wind blowing over exposed earth. Exhaust emissions and fugitive particulate matter emissions would temporarily affect local air quality. Fine particulate matter (PM_{10}) is the

[9] Bay Area Air Quality Management District, *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*, April 1996, Revised December 1999.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

pollutant of greatest concern with respect to construction.[10] PM_{10} emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle and equipment exhaust. Although it is more of a nuisance than a hazard for most people, this dust could affect persons with respiratory diseases, as well as sensitive electronic or communications equipment. Consistent with Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, construction-period air emissions are considered less than significant if effective control measures are implemented such as those listed in Mitigation Measure III-1, which would require all debris to be covered and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants.

The impact of fugitive dust and vehicle emissions due to construction of the proposed project is a ***potentially significant*** impact that would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure III-1:*** *The project sponsor (GVRD) shall reduce the severity of project construction–period dust impacts by requiring implementation of the following dust control measures by contractors during construction:*
>
> *a) Watering shall be used twice daily to control dust generation at active construction areas, including excavation, grading, and site preparation activities.*
>
> *b) Cover all trucks and earthmoving equipment hauling debris, soils, sand and other loose materials, or require all trucks and earthmoving equipment to maintain at least two feet of freeboard.*
>
> *c) Use dust–proof chutes to load debris into trucks whenever feasible.*
>
> *d) Pave, apply water three times daily, or apply (non–toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.*
>
> *e) Sweep daily (with water sweepers) all paved access roads, including affected public roads, parking areas, and staging areas at construction sites.*
>
> *f) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.*
>
> *g) Require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.*
>
> *h) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
>
> *i) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to all stockpiles of debris, soil, sand, or other materials that can be blown by the wind.*
>
> *j) Limit traffic on unpaved roads to 15 mph.*
>
> *k) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*

[10] Ibid.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

l) Replant vegetation in disturbed areas as quickly as possible.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	X	☐	☐

Explanation: See Item III.b, above.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	X	☐	☐

Explanation: See Item III.b, above, for a discussion of construction- and operation-related emissions, and Item IV.a, below, for a discussion of herbicide use.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	X	☐

Explanation: The proposed project activities (USGS research/office facility, outdoor education center, demonstration farm and equestrian center, small retreat conference center, and rustic picnic and camping facility) are not anticipated to create objectionable odors. The impact on odors would be ***less than significant***.

IV. BIOLOGICAL RESOURCES — Would the project:

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 Game or U.S. Fish and Wildlife Service?	☐	X	☐	☐

Explanation: The following discussion is based on a review of background information, field reconnaissance, and report by an independent biological resources consultant.[11]

[11] Jim Martin, Environmental Collaborative, *McIntyre Ranch Master Plan, Appendix B: Biological Constraints Assessment,* Draft 9 April 2008. Refer to this assessment for additional information on biological resources associated with the site.

EXISTING VEGETATION AND WILDLIFE

The McIntyre Ranch site supports a diversity of plant and animal species, and its location in an area of expansive rangeland and permanently protected open space provides important habitat for terrestrial species. Figures 2, 3, 4, and 5 (pages 4 through 7) show the location of important biological features on the site. Sensitive resources include possible jurisdictional waters (wetlands), stands of native grasslands, and potential habitat for special-status species. Past disturbance generally precludes the occurrence of special-status plant species and limits the likelihood of occurrence of any special-status animal species. The mature trees on the site provide suitable nesting habitat for a number of raptors and other birds, although no active nests were encountered during a field survey conducted in April 2007. Both special-status and more common bat species may roost in one or more of the structures on the site. There is a remote potential for individuals of the federally-threatened California red-legged frog to disperse along the drainages on the site and be attracted to the seasonal wetland areas during the winter and early spring months, but permanent breeding habitat is absent on the site. The drainages and seasonal wetlands are potential regulated jurisdictional waters, although the eastern drainage and wetland area is influenced by an artificial water source.

The central portion of the Vallejo Swett Ranch (adjacent to the McIntyre Ranch) features significant habitat for the California red-legged frog. It is designated as a public access limitation area to protect the frog, as well as burrowing owl habitat, wetlands and native bunchgrass grassland communities (which support suitable host plants for the federally-endangered callippe silverspot butterfly) that exist in the hillsides to the south and east of McIntyre Ranch.

SPECIAL-STATUS SPECIES

Special-status species receive varying degrees of legal protection under both the federal and California Endangered Species Acts[12], and the California Environmental Quality Act. The U.S. Fish and Wildlife Service (USFWS), the National Marine Fisheries Service (NMFS), and the California Department of Fish and Game (CDFG) share responsibility for protection and management of natural resources. Special-status species with legal protection often represent a major constraint to development, particularly when these species are wide-ranging or highly sensitive to human disturbance. If a listed species may be affected by proposed development, the lead agency must initiate a consultation with the USFWS, NMFS, and/or CDFG, as required by state or federal law. Without adequate mitigation, habitat modification could result in a "take"[13] of a listed species.

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[12] The Federal Endangered Species Act (FESA) of 1973 declares that all federal departments and agencies shall utilize their authority to conserve endangered and threatened plant and animal species. The California Endangered Species Act (CESA) of 1984 parallels the policies of FESA and pertains to native California species.

[13] "Take" as defined by the FESA means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect" a threatened or endangered species. "Harm" is further defined to include the killing or harming of wildlife due to significant obstruction of essential behavior patterns (i.e., breeding, feeding, or sheltering) through significant habitat modification or degradation. The CDFG also considers the loss of listed species habitat as "take," although this policy lacks statutory authority and case law support under the CESA. Two sections of FESA contain provisions which allow or permit "incidental take." Section 10(a) provides a method by which a State or private action which may result in "take" may be permitted. The applicant must provide the USFWS with an acceptable conservation plan and publish notification for a permit in the Federal Register. Section 7 pertains to a federal agency which proposes to conduct an

There are no known occurrences of special-status species or habitats on the project site as identified in the Vallejo General Plan.[14]

Table 1 provides information on the status and typical habitat characteristics of those special-status plant species considered to have the greatest likelihood for occurrence in the site vicinity. Table 2 provides information on the status and typical habitat characteristics of those special-status animal species considered to have the greatest likelihood for occurrence in the site vicinity.

SPECIAL-STATUS PLANT SPECIES AND NATIVE GRASSLANDS

Although considered remote, there remains a potential for occurrence of one or more populations of special-status plant species to occur in the stands of native grassland along the western edge of the site. Supplemental details surveys during the spring and summer flowering period would be necessary to confirm their presence or absence. Due to their rarity, the stands of native grassland are considered a sensitive natural community by the CDFG regardless of whether any special-status plant populations may be encountered during future surveys of the area. As discussed in 8. Description of Project, Central Farm and Equestrian Area, above, the area to the west of the bunkhouse site would be excluded from grazing and cultivation to protect the existing stands of native grassland. As discussed in 8. Description of Project, Public Access, above, activities proposed in the Master Plan would be restricted to the confines of the McIntyre Ranch. This would reduce ***potentially significant*** impacts to native grasslands on and adjacent to the project site, as well as the remote possibility of occurrence of special-status plant species, to a ***less-than-significant*** level.

SPECIAL-STATUS ANIMAL SPECIES

Special-status animal species of possible concern on the site include nesting raptors and other bird species considered to be a Species of Special Concern by the CDFG, roosting bats, and possibly the federally-threatened Valley Elderberry Longhorn Beetle (VELB), callippe silverspot butterfly, and California red-legged frog, if individuals are present on the site. As discussed in 8. Description of Project, Public Access, above, activities proposed in the Master Plan would be restricted to the confines of the McIntyre Ranch. Exclusion from the adjacent Vallejo Swett Ranch, which contains habitat for the California red-legged frog and burrowing owl, wetlands, and native bunchgrass grassland communities (potential host plants for the callippe silverspot butterfly), would prevent off-site impacts to these special-status animal species. Potential onsite impacts to each of these species are discussed below.

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action which may result in "take," requiring consultation with USFWS and possible issuance of a jeopardy decision. Under the CESA, "take" can be permitted under Section 2081 of the Fish and Game Code. The applicant must enter into a management agreement with the CDFG, which defines the permitted activities and provides adequate mitigation.

[14] City of Vallejo, *Vallejo General Plan*, July 1999, pages XI-1 to XI-4.

TABLE 1: PARTIAL LIST OF SPECIAL-STATUS PLANT SPECIES KNOWN OR SUSPECTED TO OCCUR IN VALLEJO VICINITY

Taxa Name	Status (Fed/State/ CNPS)	Habitat Characteristics	Distribution (Presumed Extirpated)	Flowering Period
Astragalus tener var. *tener* Alkali milk-vetch	-/-/1B	Valley grassland, vernal pools, and playas	Merced, Solano, Yolo (Alameda, Contra Costa, Monterey, Napa, Santa Barbara, Santa Clara, San Francisco, San Joaquin, Stanislaus)	March-June
Atriplex joaquiniana San Joaquin saltbrush	-/-/1B	Alkaline grassland and scrub	Alameda, Contra Costa, Colusa, Glenn,Merced, Napa, Sacramento, Santa Barbara, Yolo (Santa Clara, San Joaquin, Solano, Tulare)	April-Sept.
Centromadia parryi ssp. *Congdonii* Soft bird's-beak	-/-/1B	Grasslands	Alameda, Contra Costa, Monterey, Santa Clara, Santa Cruz, San Luis Obispo, Solano	July-Oct.
Downingia pusilla Dwarf downingia	-/-/2	Vernal pools and grassland	Mariposa, Merced, Napa, Placer, Sacramento, Solano, Sonoma, Stanislaus, Tehama, South America	March-May
Fritillaria pluriflora Adobe fritillary	-/-/1B	Chaparral, woodland, grassland on adobe soil	Butte, Colusa, Glenn, Lake, Napa, Plumas, Solano, Tehama, Yolo Mendocino, Monterey, San Benito	February-April
Fritillaria liliacea Fragrant fritillary	-/-/1B	Coastal scrub and grassland often	Alameda, Contra Costa, Monterey, Napa, San Benito, Santa Clara, San Francisco, San Mateo, Solano, Sonoma	February-April
Lasthenia conjugens Contra Costa goldfield	FE/-/1B	Low flats and borders of vernal pools	Napa, Solano, (Alameda, Contra Costa, Mendocino, Santa Barbara,	April-May

Taxa Name	Status (Fed/State/ CNPS)	Habitat Characteristics	Distribution (Presumed Extirpated)	Flowering Period
			Santa Clara)	
Legenere limosa Legenere	-/-/1B	Vernal pools	Lake, Napa, Placer, Sacramento, San Mateo, Solano, Tehama (Sonoma, Stanislaus)	May-June
Plagiobothrys hystriculus Bearded popcorn flower knotweed	-/-/1A	Grasslands and vernal pools	Solano from Montezuma Hills until recently rediscovered in 2005	April-May
Senicio aphanactis Rayless ragwort	-/-/2	Coastal scrub, chaparral, woodland	Alameda, Contra Costa, Fresno, Los Angeles, Merced, Orange, Riverside, Santa Barbara, Santa Clara, elsewhere	Jan-April
Trifolium amoenum Showy Indian clover	FE/-/1B	Valley grassland	Sonoma (Alameda, Mendocino, Marin, Napa, Santa Clara, Solano)	April- June

Federal Status:
FE =Listed as "endangered" under the Federal Endangered Species Act.

State Status:
SE = Listed as "endangered" under CESA. Taxa in serious danger of becoming extinct throughout all or significant portion of range due to varying factors.
SR = Listed as "rare" under CESA. Although not presently threatened with extinction, may become endangered if present environmental factors worsen.

CNPS Status:
1A =Plants of highest priority; plants presumed extinct in California.
1B = Plants of highest priority; plants rare and endangered in California and elsewhere.
2 = Plants rare, threatened, or endangered in California; more common elsewhere.

TABLE 2: PARTIAL LIST OF SPECIAL-STATUS ANIMAL SPECIES KNOWN OR SUSPECTED TO OCCUR IN VALLEJO VICINITY

Species	Status Federal/State	Preferred Habitat Type
Invertebrates:		
Callippe silverspot butterfly	FE/-	Open grasslands with golden violet host species
Monarch butterfly	-/-	Overwinters in eucalyptus and cypress stands
California freshwater shrimp	FE/SE	Permanent streams with pools
Amphibians/Reptiles/Fish:		
California tiger salamander	FT/SSC, CP	Vernal pools, ponds, streams and adjacent grassland
California red-legged frog	FT/SSC, CP	Ponds, streams, adjacent riparian and upland
Foothill yellow-legged frog	FT/SSC, CP	Permanent streams with cobbles
Northwestern pond turtle	-/SSC, CP	Pond, rivers, and streams
Steelhead	FT/-	Open water of Bay and Delta, tributary rivers and streams
Winter- run chinook salmon	FE/SE	Open water of Bay and Delta, tributary rivers and streams
Birds:		
White-tailed kite	-/CP	Grassland
Burrowing owl	-/SSC	Grassland
Cooper's hawk	-/SSC	Riparian and grassland
Double-crested cormorant	-/SSC	Bays, rivers and lakes (communal roosts protected)
Golden eagle	-/SSC, CP	Open grassland and savanna
Loggerhead shrike	-/SSC	Grassland
Northern harrier	-/SSC	Grassland
Peregrine falcon	Delisted/SE,CP	Open water and grassland
Prairie falcon	-/SSC	Grassland
Sharp-shinned hawk	-/SSC	Riparian and grassland
Tricolored blackbird	-/SSC	Freshwater marsh and fields
Mammals:		
American badger	-/SSC	Grassland
Pacific western big-eared bat	-/SSC	Roosts in caves, mine shafts, bridges, and abandoned buildings
Pallid bat	-/SSC	Roosts in cliffs, caves, mines, tree cavities, and buildings

Western mastiff bat	-/SSC	Roosts in cliffs, large boulders, caves, and buildings

Federal Status:
FE =Listed as "endangered" under the FESA.
FT =Listed as "threatened" under the FESA.
C = A candidate species under review for federal listing. Includes species for which the USFWS currently has sufficient biological information to support listing endangered or threatened.

State Status:
SE =Listed as "endangered" under CESA.
ST =Listed as "threatened" under CESA.
CP = California fully protected or protected species; individual may not be possessed or taken at any time.
SSC = Recognized as a "Species of Special Concern" by the CDFG; taxa have no formal legal protection but nest sites and communal roosts are generally recognized as significant biotic features.

Raptors and Other Bird Species of Special Concern

Suitable foraging opportunities are present on the site for burrowing owl, peregrine falcon, golden eagle, and loggerhead shrike, among others, but no evidence of active nests of raptors or other birds considered to be Species of Special Concern by the CDFG was observed during the field reconnaissance. Furthermore, most of these species are not expected from the site vicinity due to the extent of past disturbance and on-going human activity. However, raptors such as barn owls, kestrels, and others may occupy some of the larger structures on the project site, and the mature trees on the site provide suitable roosting and nesting substrate. New nests could be established in the future prior to project implementation. Tree removal, vegetation clearing, building demolition, or disturbance in the immediate vicinity of a nest in active use could result in abandonment of the nest or loss of eggs and young, which would be a violation of the federal Migratory Bird Treaty Act. Pre-construction surveys would be necessary in advance of construction during the nesting season (March through August) to confirm presence or absence of any new nests. This is a ***potentially significant*** impact that would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure IV-1:*** *Any active raptor nests or other bird nests protected under the Migratory Bird Treaty Act in the vicinity of proposed grading, building demolition, and vegetation removal shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling initial grading, building demolition, and vegetation removal during the non-nesting period (i.e., September through February), or if this is not feasible, by conducting a pre-construction survey for bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:*
>
> - *If grading and/or vegetation or structure removal is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction survey of both tree nesting and ground nesting raptors no more than 14 days prior to initiation of these activities to provide confirmation on presence or absence of active nests in the vicinity. This shall include both a daytime visual survey for raptors and other diurnal bird species, and a nighttime survey for nesting owls. Trees that have been surveyed and do not contain any active nests may be removed at any time, as long as they are not within the nest-setback zone of an active nest, in which case they shall remain until the nest tree is removed. An active nest would be indicated by one or more of the following:*
>
>   1. *Incubation behavior of adults (e.g., regular periods of "disappearance" into the same location followed by short, secretive flights to forage).*
>
>   2. *Extreme distress and alarm calls when in close vicinity of the nest tree.*
>
>   3. *Observation of food being carried on the beak or talons to the nest.*
>
> - *If active bird nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Game (CDFG) and implemented to prevent abandonment of the active nest. At a minimum, grading and vegetation/building removal near the nest shall be deferred until the young birds have fledged. A nest-setback zone, based on site conditions and proximity of the nest to existing and proposed development, shall be established within which all construction-related disturbance shall be prohibited. The perimeter*

of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.

- *If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either (a) not begun egg-laying and incubation, or (b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the project sponsor (GVRD) prior to initiation of grading and/or vegetation/building removal in the nest-setback zone.*

- *In addition, pre-construction surveys shall be conducted for burrowing owl within 30 days of project-related ground-disturbing activities throughout the year to determine whether any nesting owls are present and to provide for their protection during the active breeding season or passive relocation during the non-breeding season if nests are encountered. The surveys shall be conducted by a qualified wildlife biologist and shall comply with the latest version of the* Burrowing Owl Protocol and Mitigation Guidelines.

- *Caretaker(s) and all other tenants at the McIntyre Ranch site shall be prohibited from keeping domestic cats.*

Mitigation Measure IV-2: *Prior to construction, the project sponsor (GVRD) shall develop and implement a management and interpretive program identifying the likelihood for occurrence of nesting raptors and other bird species considered to be a Species of Special Concern by the CDFG, roosting bats, Valley Elderberry Longhorn Beetle (VELB), callippe silverspot butterfly, and California red-legged frog. The interpretive program shall identify their protected status, describe their typical habitat characteristics and the sensitivity of the remaining natural habitat on the site and surrounding open space lands, explain the importance of avoiding sensitive habitat and individuals during critical dispersal or breeding/nesting periods, and require any future users of the site adhere to appropriate access restrictions where they could significantly disturb essential nesting, breeding, and foraging opportunities for special-status wildlife species.*

<u>Bats</u>

The numerous buildings on the site provide suitable roosting habitat for a number of bat species, including several that are recognized as Species of Special Concern by the CDFG, such as greater western mastiff bat, pallid bat, and Pacific western big-eared bat. The likelihood that these sensitive species currently occupy the existing buildings on the site is low given the amount of human activity in the area. However, there remains a possibility that maternity roosts could occur in less accessible areas of existing structures, or that new roosts could be established in the future. This is a ***potentially significant*** impact that would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

Mitigation Measure IV-3: *A Bat Mitigation Program shall be prepared and implemented by the project sponsor (GVRD) to avoid potential impacts to any roosting bats that may be present on the site. The Bat Mitigation Program shall be prepared by a qualified biologist and include maternity roost surveys of all structures on the site for both special-status and common bat species. The bat surveys shall be conducted prior to any*

building demolition or major remodeling, and shall include detailed surveys during the pupping period to confirm whether any maternity roosts are present on the site (preferably in June or July). The results of the maternity roost surveys shall be used in refining the following additional provisions of the Bat Mitigation Program.

- *If bats are determined to be roosting in a particular structure, building demolition or major remodeling shall occur between February 15 to April 15 or from August 15 to October 15 to minimize the likelihood of disturbance to roosting bats during the winter roosting period when individuals are less active and more difficult to detect, and the critical pupping period (April 16 to August 14) when young cannot disperse.*

- *In addition to the maternity roost surveys conducted as part of the Bat Mitigation Program, a pre-construction survey for roosting bats shall be conducted by a qualified biologist within 14 days prior to any building demolition to confirm that no new roosts have become established on the site. To determine presence or absence of bats, the survey shall be conducted by a biologist with experience surveying for bats, focusing on the attic and less accessible areas of structures to be demolished. If no special-status bats are identified during the pre-construction survey(s), then no impacts to these bats would be expected to occur from demolition.*

- *If, however, any special-status bats are identified in any of the structure(s) proposed for removal, reproductive status shall be determined, and appropriate measures developed to allow for passive relocation through building exclusions and other methods. Additional recommendations may be made by the qualified bat specialist following the pre-demolition survey, such as opening the roof of the structures, monitoring of demolition, and other measures to avoid take of individual bats.*

- *Restrictions on timing of demolition and conduct of the pre-construction survey(s) would prevent direct take of individuals or destruction of any maternity roost locations in active use. No immediate replacement of roosting habitat is currently recommended, unless warranted based on the results of the maternity roost survey recommended above. If a maternity roost or occupied roost is detected during the pre-construction survey(s), California Department of Fish and Game (CDFG) shall be notified and informally consulted to determine if protection measures are adequate and if replacement for loss of occupied habitat is required.*

Callippe silverspot butterfly

The callippe silverspot butterfly is restricted to only three known localities in the San Francisco Bay Area: Joaquin Miller Park (Alameda County), San Bruno Mountain (San Mateo County), and grasslands of Solano County. The distribution of callippe silverspot butterfly in Solano County is not well known, but potential habitat is under increasing threat due to development. This species is federally listed as endangered, but the listing only refers to the Alameda and San Mateo County populations, not the Solano County population. However, this species is assumed to be present in suitable grasslands of Solano County as well where the larval host plant is present. Adults require extensive, rolling grassland habitat, utilizing hilltops for mating

and dispersal, and laying their eggs on golden violet (*Viola pedunculata*), which serves as the primary larval food source.

As discussed in 8. Description of Project, Public Access, above, all of the proposed public uses at the project facilities identified above would be by prior arrangement or in conjunction with a scheduled event. This would allow restriction of users to the McIntyre Ranch site, and exclusion from the adjacent Vallejo Swett Ranch, which contains native bunchgrass grassland communities known to support suitable larval host plants for callippe silverspot butterfly.

No evidence of the larval host plants for callippe silverspot butterfly – golden violet – was observed during the field reconnaissance on the project site when this plant would have been conspicuous. Golden violet was detected on the hillsides just south and southwest of the site, with individuals found within 100 feet of the southern property line. However, the proximity to known essential habitat for this endangered species warrants special consideration in protecting the remaining native grasslands, controlling invasive species, limiting use of herbicides and other management practices that could harm dispersing butterflies, and educating users of the site on the sensitivity of this species and the possibility that individual adult butterflies could occasionally disperse across the site. As discussed in 8. Description of Project, Central Farm and Equestrian Area, above, the area of native grasses to the west of the bunkhouse site would be excluded from grazing and cultivation.

This is ***potentially significant*** impact on the callippe silverspot butterfly would be reduced to a ***less-than-significant*** level by protection of native grasses as part of the project and implementation of the following mitigation measures.

> ***Mitigation Measure IV-4:*** *The project sponsor (GVRD) shall develop and implement a detailed vegetation maintenance and management plan including the following features:*
>
> *a) Control of invasive species on the site including blue gum eucalyptus, acacia, elms, giant reed, pampas grass, sweet fennel, periwinkle, and cotoneaster, including those identified on Figures 2, 3, 4 and 5. These plants shall be removed as soon as possible and managed to enhance natural habitats on the site and to keep these invasive species from spreading into nearby habitat known to support callippe silverspot butterfly.*
> *b) Minimization of disturbance to the remaining locations of native vegetative cover, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural drainages.*
> *c) Procedures to protect existing native trees larger than 9 inches DBH on the site, as stipulated in Mitigation Measure IV-14.*
> *d) For removal of native trees larger than 9 inches DBH, compensatory replacement as stipulated in Mitigation Measure IV-15.*
> *e) Protection of all elderberry shrubs on the site, as identified in Figures 2, 3, 4, and 5.*
> *f) Planting of native species to enhance areas of remaining native vegetative cover on the site, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural drainages.*
> *g) Coordination with the vegetation management procedures for fire safety set forth in the McIntyre Ranch Master Plan, including removal of flammable brush and shrubs from within 40 feet of existing and proposed structures, and the trimming and removal program.*

h) *Implementation of the management and interpretive program called for in Mitigation Measure IV-2, which includes appropriate access restrictions away from essential habitat for callippe silverspot butterfly.*

Mitigation Measure IV-5: *All use of herbicides in project construction and operation shall comply with the following restrictions and procedures:*

a) *Chemical treatment of invasive species shall be carefully controlled according to the California Department of Pesticide Regulations and the Solano County Agricultural Commissioner using Best Management Practices to prevent exposure to facility users, employees, and tenants; avoid sensitive habitat; and utilize the most effective and appropriate products available at the time field work is performed.*

b) *Trained professionals, with appropriate certification and licensing as a Pest Control Operator for use of non-restricted materials registered for use in Solano County, shall be employed to perform all herbicide applications. Best Management Practices shall be used during all herbicide applications, considering latest standards for products used for target species. Factors to be considered during herbicide application shall include wind and weather conditions, timing of initial and subsequent treatments, specific product and concentrations, and protection of habitat and native cover to be preserved or established on the site.*

c) *The public shall be notified of treatment areas prior to herbicide application through use of temporary signage posted no less than 24 hours in advance of application, identifying the product to be used, explaining health risks, and including a contact person and phone number to answer any questions. Signs shall be posted at the entrance to the McIntyre Ranch and the perimeter of any treatment area at 50-foot intervals or as necessary to visibly delineate the boundaries of the treatment area.*

Valley Elderberry Longhorn Beetle

Valley elderberry longhorn beetle (VELB) is listed as threatened by the USFWS. Elderberry shrubs are the larval host plant of VELB, which is known from the Central Valley from Redding south to Bakersfield, and from the western foothills of the Sierra Nevada to the eastern foothills of the coast range. Use of elderberry plants by VELB, a wood borer, is rarely apparent. Frequently, the only exterior evidence of the beetle's presence is an exit hole created by the larva just prior to the pupal stage. The U.S. Fish and Wildlife Service typically considers any stand of elderberry within their known range to be potentially suitable habitat for the beetle, and generally requires that existing plants be protected.

No evidence of Valley Elderberry Longhorn Beetle (VELB) was observed in the elderberry shrubs on the site, and the central Solano County area is on the edge of the historic range of this species. The locations of elderberry shrubs are shown in Figures 2, 3, 4, and 5, pages 4 through 7. If VELB is present on the site, there is a possibility that disturbance in the vicinity of the elderberry shrubs could adversely affect VELB. Both the proposed new caretaker's house and the access road would be located within a minimum 100-foot setback distance that the U.S. Fish and Wildlife Service (USFWS) typically calls for to protect this species. This is a ***potentially significant*** impact on the VELB would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measures.

Mitigation Measure IV-6: *Implement Mitigation Measures IV-2, IV-4 and IV-5.*

- ***Mitigation Measure IV-7:*** *A Mitigation Program for VELB shall be prepared to provide for the protection, replacement, and management of any habitat shown to be adversely affected by proposed development. Proposed grading and development shall be designed to avoid removal or adverse impacts on elderberry shrubs to provide compliance with the* U.S. Fish and Wildlife Service Conservation Guidelines[15] *which recommend that a 100-foot buffer be established and maintained around elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level. Existing roadways may remain within this 100-foot buffer as long as there is no further incursion closer to the elderberry plants identified in Figures 2, 3, 4, and 5. Removal of invasive vegetation, installation of native habitat enhancement plantings, and other management activities shall be designed to avoid adverse impacts on the potential habitat the elderberry shrubs provide for VELB.*

California red-legged frog

California red-legged frog is listed as threatened by the U.S. Fish and Wildlife Service and is recognized as a Species of Special Concern by the CDFG. This species typically occurs in aquatic habitat of streams and ponds, but can disperse considerable distances in search of breeding and aestivation areas. This species has been reported from stockponds in the rangelands to the north of the site, with the closest known occurrence approximately 1,500 feet to the north. The site and surrounding lands are contained within the North San Francisco Bay/North Coast (Unit 3) California Red-legged Frog Recovery Unit as designated by the U.S. Fish and Wildlife Service, and the area is considered a core recovery habitat for this species. Recovery areas are identified in recovery plans for listed species and are defined by the federal Endangered Species Act as "essential to the conservation of the species." However, suitable breeding habitat for this species is absent on the site and the ephemeral drainages provide little protective cover for any individuals that might occasionally be dispersing through the vicinity during the rainy season in search of new breeding locations.

Although the potential for occurrence of California red-legged frog on the project site is remote, this species is known from suitable habitat in the surrounding area and individuals may occasionally disperse up the drainages, particularly during the wet winter months. As discussed in 8. Description of Project, Public Access, above, all of the proposed public uses at the project facilities identified above would be by prior arrangement or in conjunction with a scheduled event. This would allow restriction of users to the McIntyre Ranch site, and exclusion from the adjacent Vallejo Swett Ranch, which contains significant habitat for the California red-legged frog.

Although the potential for occurrence on the site is very remote, there remains a possibility that individuals could occasionally disperse onto the site and could be adversely affected or inadvertently lost. This is ***potentially significant*** impact on the California red-legged frog, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measures.

> ***Mitigation Measure IV-8:*** *Implement Mitigation Measures IV-2, IV-4 and IV-5, which would provide for appropriate habitat management, construction worker and visitor training, and interpretive programs necessary to protect important habitat areas and any*

[15] U.S. Fish and Wildlife Service, 1999, *Conservation Guidelines for Valley Elderberry Longhorn Beetle*, Sacramento, California.

individual California red-legged frogs in the remote instance that they disperse onto the site.

Mitigation Measure IV-9: *The project sponsor (GVRD) shall informally consult with the U.S. Fish and Wildlife Service (USFWS) to determine whether the site is considered to be potential habitat for California red-legged frog (CRF), given that the area is contained within one of the Critical Habitat Units for this federally-threatened species. If the USFWS considers the site to be potential habitat for CRF, a Mitigation Program shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts on this species. The Mitigation Program shall be prepared in consultation with USFWS, California Department of Fish and Game (CDFG), and the U.S. Army Corps of Engineers (Corps) and shall provide for the protection, replacement, and management of habitat affected by the proposed project. If the USFWS concurs that the site is not potentially occupied habitat, then no additional mitigation for this species would be required unless preconstruction avoidance measures are still required by the USFWS. At minimum, the preconstruction provisions of the Mitigation Program shall include the following components and meet the following standards:*

- *Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or major vegetation clearance to ensure that no individual CRF are lost during construction. The Mitigation Program shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRF are located until such time as the individual has either moved out of the disturbance zone or has been physically relocated by a Service-approved biologist legally authorized to handle the species.*

- *Monitor all vegetation clearing and grading activities within potential habitat for CRF by a Service-approved biologist. The Mitigation Program shall specify the duties of the Service-approved biologist.*

- *Train all construction personnel in CRF identification, habitat description, legal protective status, construction restrictions, and procedures to avoid unnecessary disturbance to potential habitat or incidental take of these species. The details of the training procedures shall be included as a component of the Mitigation Program.*

- *Install temporary exclusionary fencing prior to grading or major vegetation clearance where appropriate to keep CRF out of construction areas. The Mitigation Program shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance. The Mitigation Program shall require that the exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be inspected and maintained during the course of construction activities on the site.*

- *Define methods to minimize the potential for harassment or take of CRF and other listed and non-listed species as a result of increased human activity on the site associated with the project. This shall include an educational program for future residents and visitors, exclusionary fencing where necessary to protect any habitat considered essential to CRF and other listed species, and interpretive signage at access points into sensitive habitat areas.*

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

- *Caretaker(s) and all other tenants at the McIntyre Ranch site shall be prohibited from keeping domestic cats.*

b)	Have a 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 Game or U.S. Fish and Wildlife Service?	☐	X	☐	☐

Explanation:

SENSITIVE HABITATS

As discussed in Item IV.a, above, the stands of native grassland along the western edge of the site are considered a sensitive natural community, and have a remote potential to support one or more population of special-status plant species. As discussed in 8. Description of Project, Central Farm and Equestrian Area, above, the area to the west of the bunkhouse site would be excluded from grazing and cultivation to protect the existing stand of native grasses. This would reduce potential impacts to native grasses on the project site to a ***less-than-significant*** level.

Mitigation Measures IV-2, IV-4, IV-5, IV-11, IV-13, IV-14, and IV-14 would serve to avoid and minimize native tree loss, protect native grasslands and potential wetlands, prevent habitat degradation through control of invasive exotic plant species, and control access into the sensitive habitat areas. Nevertheless, the proposed project could adversely affect wildlife habitat resources. This is a potentially significant impact to wildlife habitat resources that would be reduced to a less than significant level by implementation of the following mitigation measure.

Mitigation Measure IV-10: *The project sponsor (GVRD) shall ensure that:*

- *Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural areas on the site. Lighting shall be restricted to the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas;*

- *All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source;*

- *Future residents/occupants shall be prohibited from keeping cats and dogs on the site, and all pets visiting the site shall be controlled as required under Vallejo Municipal Code Section 7.24.010.*

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

- *Humans and pets shall be restricted outside sensitive habitat areas through installation of wildlife-friendly fencing and interpretive signage, except as required for maintenance and management activities.*

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	X	☐	☐

Explanation: Although definitions vary to some degree, wetlands are generally considered to be areas that are periodically or permanently inundated by surface or ground water, and support vegetation adapted to life in saturated soil. Wetlands are recognized as important features on a regional and national level due to their high inherent value to fish and wildlife, use as storage areas for storm and flood waters, and water recharge, filtration, and purification functions. Technical standards for delineating wetlands have been developed by the US Army Corps of Engineers (Corps) and the USFWS, which generally define wetlands through consideration of three criteria: hydrology, soils, and vegetation.

The CDFG, Corps, and Regional Water Quality Control Board (RWQCB) have jurisdiction over modifications to shorelines, open water, stream channels, river banks, and other water bodies. Jurisdiction of the Corps is established through the provisions of Section 404 of the Clean Water Act, which prohibits the discharge of dredged or fill material into "waters" of the United States without a permit, including wetlands and unvegetated "other waters". All three of the identified technical criteria must be met for an area to be identified as a wetland under Corps jurisdiction, unless the area has been modified by humans. Jurisdictional authority of the CDFG over wetland areas is established under Section 1600 of the Fish and Game Code, which pertains to activities that would disrupt the natural flow or alter the channel, bed, or bank of any lake, river, or stream. Water Quality Certification is required by the RWQCB pursuant to Section 401 of the Clean Water Act where wetlands and other waters may be affected by grading and development.

As discussed in 8. Description of Project, Public Access, above, all of the proposed public uses at the project facilities identified above would be by prior arrangement or in conjunction with a scheduled event. This would allow restriction of users to the McIntyre Ranch site, and exclusion from the adjacent Vallejo Swett Ranch, which contains wetlands. Areas of potential jurisdictional waters on the project site include the three ephemeral drainages in the central and northern portion of the site, and the larger drainage in the eastern portion of the site, as shown in Figures 4 and 5). Plantings with native riparian and upland species along these drainages as part of a detailed vegetation maintenance and management plan (see Mitigation Measure IV-4, above) would enhance the habitat value of these drainages. As discussed in 8. Description of Project, Project Site, above, a drainage located east and northeast of the main house in the southern portion of the site formerly contained accumulated water. After the closure of a leaking

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

pipe by GVRD, this area no longer contains water;[16] however, it is part of the natural drainage system and is a potential wetland. The proposed project would not affect this potential wetland area.

As currently proposed, no project improvements appear to be located in areas of potential jurisdictional waters. However, a detailed wetland delineation, verified by the Corps, would be required to confirm that all jurisdictional waters would be avoided and that no direct impacts would occur as a result of new structures and other improvements on the site. In the remote instance that jurisdictional waters are present in the vicinity of proposed improvements, construction activities could result in ***potentially significant*** impacts to wetlands on the site. This impact would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure IV-11:*** *Prior to initiation of construction, the project sponsor (GVRD) shall retain a qualified wetland specialist to prepare a draft Wetland Delineation for the project site. The draft Wetland Delineation shall be prepared according to methodology used by the U.S. Army Corps of Engineers (Corps), and shall include an evaluation of the three ephemeral drainages to the west of the main house, and the larger drainage in the eastern portion of the site, as identified in Figures 4 and 5. The draft Wetland Delineation shall be verified by the U.S. Army Corps of Engineers (Corps). If the limits of jurisdictional waters (wetlands) on the project site cannot be completely avoided, all proposed modifications to regulated waters shall receive appropriate authorizations from regulatory agencies. Adequate mitigation shall be provided at a minimum 2:1 replacement ratio (wetlands removed to wetlands replaced), shall be designed to result in a net increase in acreage of waters on the site and improve the habitat functions and values through native enhancement plantings, and shall provide for a minimum of five years of maintenance and monitoring, with annual monitoring reports provided to the regulatory agencies during that period.*
>
> ***Mitigation Measure IV-12:*** *Implement Mitigation Measure IV-5.*
>
> ***Mitigation Measure IV-13:*** *As stipulated in Mitigation Measure VIII-1, the project sponsor (GVRD) shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to control construction-related erosion and sedimentation and, as stipulated in Mitigation Measure VIII-2, the project sponsor (GVRD) shall develop and implement a Stormwater Control Plan to control operational runoff from the project site.*

d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

[16] Randy Anderson, Principal, Alta/LandPeople, email to Michael Kent of Michael Kent & Associates, 19 February 2009.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

Explanation: The project site is surrounded by open space: the 905-acre Vallejo Swett Ranch, a property owned by the Solano Land Trust (SLT). There are no substantial constraints to the movement of terrestrial animals, into or across the site.

Short-term disturbance to wildlife movement could occur during construction of the various project components due to the activity of construction workers and equipment; however, this potential disruption to wildlife movement would be temporary in nature and would not substantially affect long-term movement of wildlife species. These species are already acclimated to human activity in the improved areas of McIntyre Ranch where new construction is proposed. The potential short-term impacts on common wildlife species would be ***less than significant.***

After construction, the project site would not include any substantial new barriers to wildlife movement. Clearing non-native trees and vegetation and replacement with native species would enhance the wildlife habitat values of the site. Mitigation Measures IV-1, IV-2, IV-3, IV-4, IV-5, IV-7, IV-9, IV-11, IV-13, IV-14, and IV-15, which include adequate controls on the activities of visitors using the facilities at the site, would ensure that sensitive habitat areas are protected and that impacts on the site's potential for nursery and nesting locations would be reduced to a ***less than significant*** level.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	X	☐	☐

Explanation: The project site contains scattered native oak trees, including two near the proposed site of the USGS Western Ecological Research Center. The proposed project would include removal of non-native, invasive trees, and planting of native trees. While removal of these non-native trees would not constitute a significant impact on biological resources, a tree removal permit, granted by Director of Public Works, may be required for removal of trees from park areas under the Vallejo Municipal Code.[17] Although no native trees are currently proposed for removal, there remains a possibility that some limited removal may be required or that native trees could be inadvertently damaged during construction. Mature oaks and other native trees are susceptible to damage due to disturbance to the root zone from equipment operation, trenching, and changes in surface runoff and irrigation. The proposed project could result in ***potentially significant*** impacts to native trees on the site, if avoidance is infeasible and removal is necessary. This impact would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measures.

> ***Mitigation Measure IV-14:*** *To protect native trees on the site, the following mitigation measures shall be implemented:*
>
> - *All oak trees with trunk diameter larger than nine inches diameter at breast height (DBH) on the project site shall be mapped and preserved to the maximum extent feasible, including the two oaks near the site of the USGS Western Ecological Research Center.*

[17] Vallejo Municipal Code, Title 10 Streets and Sidewalks, Chapter 10.12 Trees, Section 10.12.040.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

- *No construction activities such as trenching or operation of earth-moving equipment that might cause damage to the root systems of existing native trees to be protected shall be allowed.*

- *During construction, temporary flagging or staking shall be placed around existing native trees to be protected within 50 feet of proposed project construction. The temporary flagging or staking shall be installed at a distance equal to one-half of the canopy radius measured outward from the edge of the dripline. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protective zone for the duration of the project.*

Mitigation Measure IV-15: *Where removal of any native tree larger than nine inches DBH is unavoidable, compensatory tree replacement shall occur at a 2:1 ratio (tree removed: tree replaced),consistent with Chapter 10.12 of the Vallejo Municipal Code.*

- *Replacement trees shall be at least fifteen gallons in size.*

- *Species selected for replacement plantings shall be resistant to Sudden Oak Death (SOD), caused by the pathogen* Phytophthora ramorum. *To the extent possible, the species of replacement trees shall correspond to the trees removed.*[18]

- *Replacement trees shall be planted between November and January with nursery stock from local sources acclimated to conditions in Solano County. Replacement plantings shall be spaced adequately to grow without excessive competition for light, water or nutrients. Herbaceous material around the replacement plantings shall be cleared during the first three years as part of routine maintenance. The replacement trees shall be irrigated for three years and protected from browsing herbivores such as deer and cattle for the first three to five years using protective sleeves and fencing. Once the seedlings have reached a height of greater than seven feet, the browse protection shall be removed.*

- *Annual monitoring of the planted trees shall be conducted for five years from the time of planting. During this period, annual monitoring reports shall be completed and filed with the project sponsor (GVRD).*

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[18] Despite the wide host range of *P. ramorum*, oaks in the white oak sub-genus of Quercus, including blue oak (*Q. douglassii*), valley oak (*Q. lobata*), and Oregon white oak (*Q. garryana*) do not appear to be susceptible to *P. ramorum* and SOD. No species in the white oak group have been found with the disease in the field in California, Oregon, or Europe. As such, it appears that native blue oak, valley oak, and the Oregon white oak may be suitable replacement trees to compensate for the loss of individual coast live oak, black oak, madrone, or California bay laurel trees in *P. ramorum*-infested areas.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Explanation: There are no adopted conservation plans encompassing the site. The Solano Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) is being developed to support the issuance of a Section 10(a)1(B) "incidental take permit" under the federal Endangered Species Act as part of a Biological Opinion between the USFWS and Bureau of Reclamation issued in 1999. The Solano HCP/NCCP is being expanded to comply with the State's Natural Community Conservation Plan (NCCP) Act of 2002 and includes additional voluntary applicants and additional species for incidental take coverage. These additional species include federally-listed fish species under the jurisdiction of NOAA Fisheries and species listed as threatened or endangered under the California Endangered Species Act. The HCP/NCCP further addresses other species of concern (i.e., species recognized by CDFG and the CNPS as having declining or vulnerable populations, but not officially listed as threatened or endangered species). A total of 77 species are currently proposed to be covered under the Solano HCP/NCCP, including all of the special-status species considered to possibly occur on the site. The HCP/NCCP has not yet been adopted and therefore does not yet apply to the site and other areas of Solano County. There would be ***no impact.***

V. CULTURAL RESOURCES — Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	X	☐

Explanation: The following discussion is based on an investigation of historical resources at the site by an independent historical resources consultant.[19]

HISTORY OF THE SITE

The McIntyre Ranch was once part of the Suscol Rancho, the western-most rancho of the six Mexican-era land grants within Solano County, which was granted to General Mariano Vallejo by the Mexican government in 1844. The first historical use of the site vicinity was cattle ranching, and the site remained in ranch uses as it passed through several owners. William B. Swett purchased several parcels including the project site in 1941. It is likely that he and his family did not live on the property until what is referred to as the Main House was constructed, putting the date of its construction into the mid 1950s. After the death of W.B. Swett, his widow Evelyn granted the site to Thomas M. and Ruth A. McIntyre and Michael E. and Carole L. Steel, on September 9, 1975. On October 4, 1977, the Steels granted their portion of the property to the McIntyres. After the death of Thomas McIntyre, Ruth McIntyre granted the site to the Greater Vallejo Recreation District on July 7, 1986.

[19] Meg Scantlebury, *McIntyre Ranch Master Plan, Appendix D: Historical Resources Report, Greater Vallejo Recreation District,* Draft February 19, 2008.

Currently, the McIntyre Ranch is a rural landscape, containing the following buildings, structures, and landscape features: stone pump house, garage, cabin, barn, tack house, main house and associated landscape, pool area and associated rock walls, stables, arena, paddocks, water tank, palm and pine tree allée (walkway lined with trees or tall shrubs), and picnic area in the pine trees.

SIGNIFICANCE CRITERIA

Significant cultural resources, for the purposes of CEQA, are those resources that are eligible for or are listed in the California Register of Historical Resources (CRHR). Eligibility rests on two factors: significance and integrity. A property must have both significance and integrity to be considered eligible for listing on the California Register. Loss of integrity, if sufficiently great, will overwhelm the historical significance of a resource and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Additionally, if a property is in poor condition, it may nevertheless retain enough of its original character-defining features to be considered to have historic integrity.

A resource must be determined to be significant under one of four criteria, summarized below, in order to be determined eligible.

> Criterion 1: Resources associated with important events that have made a significant contribution to the broad patterns of our history. Some events may be brief and specific; others may be activities that spanned long periods of time.
>
> Criterion 2: Resources associated with the lives of persons important to our past.
>
> Criterion 3: Resources that embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master.
>
> Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history. This is generally applied to archaeological resources, which are discussed in Item V.b, below.

Integrity is determined through consideration of seven factors: location, design, setting, workmanship, materials, feeling, and association. Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, to be considered historically significant for the purposes of CEQA, must meet one of the above criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

POTENTIAL HISTORICAL RESOURCES

The McIntyre Ranch is associated with three kinds of land use: ranch (cattle, horses), residential, and recreational. Historically, its primary use was ranching, specifically the large-scale raising of cattle. With the subdivision and McIntyre ownership the much smaller property was used for equestrian activities and as a residence. Today, under the ownership of the GVRD, the property is used for both recreation and equestrian activities. Both the equestrian activities and the recreation uses, which replaced the historic land use of cattle ranching, were established within the last fifty years, and are not considered historic. Therefore, the historical

resources investigation did not evaluate the stables, arena, paddocks, the picnic area in the pine trees, and the water tank, for none are greater than fifty years old. The historical significance of the buildings, structures, and landscape elements that are greater than fifty years old (stone pump house, garage, cabin, barn, tack house, main house and associated landscape, pool area and associated rock walls, and the palm and pine tree allée) is discussed individually below.

THE McINTYRE RANCH AS A RURAL HISTORIC LANDSCAPE

For the purposes of this discussion, the main house, tree allée and pool are not considered as potential contributors, for they are inconsistent with the theme of a rural historic landscape, which is evaluated here for its agricultural character. As a potential rural historic landscape, with the theme of agriculture, specifically cattle ranching, the period of historic significance is 1871 to 1965.

Criterion 1 (Events)

Although many features within the established boundary, which includes only the 22.15 acre GVRD-owned property and driveway, contain landscape characteristics related to agricultural land uses and practices, the property does not cogently reflect any specific period of time or agricultural use. Nor does it reflect adaptations such as changes in technology and/or practice over time to allow its continued use as a single type of agricultural property. Therefore the McIntyre Ranch, as a rural landscape, is not significant under criterion 1.

Criterion 2 (Persons)

Archival research did not reveal that any persons important in Vallejo or Solano County history were associated with the property. Therefore the McIntyre Ranch does not appear to be eligible under criterion 2.

Criterion 3 (Distinctive Characteristics)

When evaluating a property as a landscape or district, it may be a distinguishable entity whose components may lack individual distinction in design. However, the components found on the McIntyre Ranch are related to each other primarily through physical proximity; they are thematically and architecturally incongruent. Therefore, the McIntyre Ranch does not appear to be eligible under criterion 3.

Integrity

When a property is found not to be historically significant when considered under criteria 1, 2, or 3, it is generally unnecessary to consider whether or not it has retained historic significance. However, because a rural landscape such as the McIntyre Ranch is a complex property, to further support the finding of ineligibility, it is important to also address its historic integrity.

Integrity of Location and Setting. While the McIntyre Ranch has retained integrity of location, the setting, or physical environment has not. The property is no longer associated with the original surrounding larger-scale ranch, which is a fundamental character defining feature of a cattle ranch. Additionally, the change of use of the property significantly altered the setting. Therefore, although the land itself has retained its integrity of location, the setting no longer has

adequate integrity as an agricultural historic landscape, despite the continued rural setting and current equestrian activities.

Integrity of Design, Material and Workmanship. For a rural historic landscape, design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. The McIntyre Ranch design (plan and spatial organization) is made up of elements that do not clearly relate to each other to make up a cohesive district. The materials associated with the development of the McIntyre Ranch, like the design, do not make up a cohesive collection of elements. Like the design and material, the workmanship of the different built or designed elements found on the ranch are dissimilar and do not create an interrelated collection. Therefore the McIntyre Ranch does not have integrity of design, material or workmanship.

Integrity of Feeling and Association. Feeling, although intangible, is evoked by the presence of physical characteristics that reflect the historic scene. The designed elements found on the McIntyre Ranch, as a group, do not reflect the historic scene. When considering association while measuring the integrity of this kind of property, the property must illustrate a direct link between it and the people or events that shaped it. The McIntyre Ranch, as an interrelated group of elements, does not illustrate any collective direct association with any people or events.

Therefore, because of both lack of historic significance and historic integrity, the McIntyre Ranch as a rural historic landscape, is not a historical resources under CEQA.

GARAGE, STONE PUMP HOUSE, AND THE CABIN, CONSIDERED INDIVIDUALLY

Had the McIntyre Ranch been determined eligible as a rural historic landscape, the garage, stone pump house, and the cabin may have been considered to be contributing resources (buildings, structures, objects, and/or sites that may collectively contribute to the understanding of a larger historic resource, but individually do not have sufficient significance and integrity to be considered to be eligible for the purposes of CEQA). While different from each other, these three buildings are of minor stature and each, when considered individually, is not associated with important events that have made a significant contribution to the broad patterns of history, nor are they associated with the lives of persons important in our past, nor do they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master. Therefore they are not individually significant under criteria 1, 2, or 3.

Because none of these buildings have been found to be historically significant when considered under criteria 1, 2, or 3, it is unnecessary to consider whether or not they have retained historical integrity.

Consequently, none of these buildings are considered to be individual historical resources for the purposes of CEQA.

BARN

Portions of the barn may date to very early times in the history of Solano County and, consequently should be considered for eligibility under criterion 3, distinctive characteristics of a type, period, or method of construction. However, it has been altered throughout its history and no longer can be considered of a distinctive type, period, or method of construction. Therefore, the barn, as an individual building, is not a historical resource for the purposes of CEQA.

When a property is found not to be historically significant when considered under criteria 1, 2, or 3, it is generally unnecessary to consider whether or not it has retained historic significance. However, because an argument could possibly be made that the barn is significant on a local level because of its age, it is important to also address its historic integrity. The barn has retained its integrity of location, for it has not been moved. It has also retained its integrity of setting, even though the ranch as a whole has not because the boundaries are now much smaller than they were when it was a cattle ranch. The barn's setting is rural as it was originally. The barn does not have integrity of design, material or workmanship, because it has been significantly altered throughout the years with no apparent attempt to retain a coherent design; materials have been inconsistently applied; and the barn is does not express a conscious level of effort of workmanship, nor does it illustrate aesthetic principles. Because the property is still rural, an argument could be made that the barn has retained its integrity of feeling and association, for these are the two most subjective aspects of integrity. However, a property with the barn's loss of integrity of design, material, and workmanship, cannot express the aesthetic or historic sense of a particular period of time. Therefore the barn is not a historic resource for the purposes of CEQA.

TACK HOUSE

As discussed above, the McIntyre Ranch is not significant as a rural historic property for the purposes of CEQA. Consequently, the tack house, one of several buildings, structures, and landscape features, is also not significant within the context of its rural history. However, it is considered for eligibility under the historic context or theme of the minor architectural trend known as rustic style.

Criterion 1 (Events)

The tack house appears to be associated with the minor architectural trend known as rustic style. While the tack house may have been influenced by this style born of a back-to-nature trend, which was popularized on a limited basis during the 1930s, it is not associated with important events that have made a significant contribution to the broad patterns of our history, and does not appear to be eligible under criterion 1.

Criterion 2 (Persons)

Archival research did not reveal that any persons important in Vallejo or Solano County history were associated with the property. Therefore the tack house does not appear to be eligible under criterion 2.

Criterion 3 (Distinctive Characteristics)

The tack house is an example of rustic architecture. Although it has distinctive characteristics of this type, period, and method of construction, there are many better examples of this style. Therefore the tack house does not appear to be eligible under criterion 3.

Although the integrity of the building is high, for it to be considered eligible, the tack house must have both historic significance and integrity. Consequently, because it has been determined not to be historically significant, it is not necessary to evaluate integrity.

MAIN HOUSE, POOL AND ASSOCIATED LANDSCAPING

The house, the pool, and associated landscaping were not included in the evaluation of the McIntyre Ranch as a rural historic landscape. The ranch was evaluated for its potential significance as a former working cattle ranch, which is thematically different than the residence in its present form. The following evaluation considers the house and associated landscape, including the pool area, for significance within the context of mid-century modern residential architecture, specifically the Bay Region Style.

Criterion 1 (Events)

Mid-century modern residential architecture was an important trend internationally, nationally, within California, and, with regional interpretation, in the San Francisco Bay Area, known as the Bay Region style. However, this house and associated landscape features do not exemplify this trend and its significant contribution to the broad patterns of our history. Therefore the main house, pool, and associated landscaping do not appear to be eligible under criterion 1.

Criterion 2 (Persons)

Archival research did not reveal that any persons important in Vallejo or Solano County history were associated with the property. Therefore the main house and its associated landscape does not appear to be eligible under criterion 2.

Criterion 3 (Distinctive Characteristics)

Many exceptional examples of the Bay Region style can still be found throughout the greater San Francisco Bay Area. While design of the main house of the McIntyre Ranch includes many features of this architectural style, it also has features that are inconsistent and incongruent with the openness and simplicity of the style. Therefore this house does not embody the distinctive characteristics of a type, period, or method of construction. Nor does it represent the work of a master. Therefore the main house does not appear to be eligible under criterion 3.

The pool area reflects an important landscape design trend also associated with post-World War II California, known as "California Style" championed by landscape architect Thomas Church. The pool area was apparently designed primarily for living, as an adjunct to the functions of the house, with its extensive outdoor kitchen, which is a character-defining feature of this kind of landscape design. However the design elements are inconsistent in material, scale and feel with the primary façade of the house. Therefore the pool area does not appear to be eligible under criterion 3.

Because the house and its associated landscape have been determined not to be eligible, it is not necessary to evaluate integrity. In any event, it is unlikely that it has retained sufficient integrity of design, materials, or workmanship to communicate historic significance, and the pool area in its present state, particularly with its loss of original species of vegetation, would not have enough integrity to contribute to an associated historic resource.

CONCLUSION

The McIntyre Ranch as a rural landscape, and all of the buildings, structures, objects, and landscape features evaluated as individual resources, are not historically significant, nor have they retained enough historic integrity to be eligible for the California Register. Neither the

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

property nor are any of its individual components are historical resources for the purposes of CEQA. The impact on historic resources is ***less than significant.***

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	X	☐	☐

Explanation: The following discussion is based on an investigation of archaeological resources at the site by an independent cultural resources consultant.[20]

An archaeological literature review conducted in 2005 for the adjacent Solano Land Trust properties covered the entire McIntyre Ranch.[21] No historic or prehistoric cultural resources were recorded inside the McIntyre Ranch borders (the fenced in area). Immediately surrounding the ranch, however, were a number of historic archaeological resources: a rock wall, two mine shaft adits (a type of entrance to an underground mine which is horizontal or nearly horizontal), two smaller rock walls, historic pumps/pipes and recent historic trash, and another rock wall. Blue Rock Springs Park to the south contained remnants of an historic resort.

An archaeological field inspection of the project area was conducted on May 17th, 2007, with particular attention to the former building sites and the ephemeral drainage which is found along the northern fenced border of the property, draining to the northwest. No evidence of historic or prehistoric archaeological deposits was discovered during the course of the survey.

For these reasons, the archaeological investigation concluded that the proposed project would have no effect on prehistoric archaeological resources. However, because of the long history of use of the area, there is a moderate potential that historical archaeological deposits could be uncovered if additional structures are removed, or if areas are cleared of vegetation or graded for future uses. Historical archaeological deposits could exist in the form of dump sites, filled-in wells and possibly privy pits. Disturbance of a previously buried archaeological site or buried human remains would be considered a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measures.

> ***Mitigation Measure V-1:*** *Plans for all activities at the McIntyre Ranch project site which require building removal, grading and/or trenching, shall be reviewed by a qualified archaeologist. If recommended by the archaeologist based on the location and extent of ground disturbing activities, archaeological monitoring shall be conducted under a written Archaeological Monitoring Agreement. Such an Agreement shall provide for, at a minimum:*

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[20] Miley Paul Holman, Holman & Associates, *Letter report to Randy Anderson, LandPeople Re: Cultural Resources Survey of the McIntyre Ranch Property, Appendix C: Cultural Resources Survey,* Draft February 19, 2008.

[21] Miley Paul Holman, Holman & Associates, *A Discussion of Preliminary Findings of a Cultural Resources Survey of the Vallejo Swett, Eastern Swett and King Ranch Properties, Solano County, California*, 2005. On file, Holman & Associates.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

a) Timely notification prior to any excavations;

b) Monitoring during all earth-moving or soil disturbing activities, however minor, until and unless the monitor determines that no impacts to potentially significant archaeological materials will occur;

c) Specific requirements that archaeological monitors be notified immediately if potentially significant archaeological resources are encountered anywhere in the absence of an onsite monitor;

d) Authority of the onsite archaeological monitor to halt excavations if potentially significant archaeological materials or human remains are encountered;

e) Time and space to record, photograph and map, recover, retrieve, and/or remove any archaeological materials and data during the construction process;

f) Time and funding for laboratory cleaning, cataloging, analysis, and preparation for permanent curation of any and all recovered data and materials after onsite monitoring ends; and

g) Time and funding for a Final Report of Findings, to incorporate data developed for this report as appropriate and data developed by monitoring and analysis; additional historical and/or archival research may also be warranted. In addition to reporting to the project sponsor (GVRD), copies of the Final Report must be submitted to the Northwest Information Center of the California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data, reports, and recovered materials are and will remain the property of the property owners.

Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough current scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to current professional standards, and the data shall be made available to other qualified researchers following completion of the Final Report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project-related impacts to resources.

Mitigation Measure V-2: *The project sponsor (GVRD) and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area.*

To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving

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☐	☐	☐	☐

responsible project personnel, both onsite and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigative activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological objects and data from the project area.

Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. The most common and recognizable evidence of prehistoric archaeological resources include faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.

Mitigation Measure V-3: *The project sponsor (GVRD) and contractors must be prepared to carry out the requirements of California State law with regards to the discovery of human remains during construction. In the event that any human remains are encountered during site disturbance, all ground–disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.*

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	X	☐	☐

Explanation: Due to the previous disturbance of the site, and the fact the project would entail limited subsurface disturbance, consisting primarily of grading for building pads and parking areas, the potential for encountering paleontological resources is considered low. Nonetheless, any destruction of unique paleontological resources would be a significant impact. Implementation of the following mitigation measure would reduce this potential impact to a ***less–than–significant*** level.

Mitigation Measure V-4: *If any paleontological resources are encountered during site grading or other construction activities, all ground disturbance shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s).*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	X	☐	☐

Explanation: See Item V.b, above.

VI. GEOLOGY AND SOILS — Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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	☐

Explanation: The project site is not located within an Alquist-Priolo Earthquake Fault Zone,[22] as defined by the California State Department of Conservation, Geological Survey (CGS, formerly known as Division of Mines and Geology), and no active or potentially active faults exist on or in the immediate vicinity of the site.[23] The nearest active faults are the West Napa Fault, located approximately two miles north of the site;[24] the Concord-Greenville Fault, located approximately four miles east;[25] the Cordelia Fault, located approximately six miles north/northeast; the Hayward Fault, located approximately 14 miles southwest; and the San Andreas fault, located approximately 25 miles west. Because the site is not located on an active or potentially active

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[22] Alquist-Priolo Zones designate areas most likely to experience fault rupture, although surface fault rupture is not necessarily restricted those specifically zoned areas.

[23] An active fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 10,000 years). A potentially active fault is defined as a fault that has shown evidence of surface displacement during the Quaternary (last 1.6 million years), unless direct geologic evidence demonstrates inactivity for all of the Holocene or longer. This definition does not, of course, mean that faults lacking evidence of surface displacement are necessarily inactive. Sufficiently active is also used to describe a fault if there is some evidence that Holocene displacement occurred on one or more of its segments or branches (Hart, 1997).

[24] John R. Wesling, California Department of Conservation, Office of Mine Reclamation, and Kathryn L. Hanson, AMEC Geomatrix Consultants, Inc., *Final Technical Report, Mapping of the West Napa Fault Zone for Input Into the Northern California Quaternary Fault Database,* USGS External Award Number 05HQAG0002, undated.

[25] *Solano County General Plan*, December 2008, Chapter 5 Public Health and Safety, Figure HS-3.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

fault, the potential for surface fault rupture is low and the impact is considered ***less than significant.***

ii) Strong seismic ground shaking? ☐ X ☐ ☐

Explanation: The proposed project site is located in the San Francisco Bay Area, a region of intense seismic activity. Recent studies by the United States Geological Survey (USGS) indicate there is a 62 percent likelihood of a Richter magnitude 6.7 or higher earthquake occurring in the Bay Area in the next 30 years. It is anticipated that the project site will experience one or more major earthquakes (Richter magnitude 7 or greater) generated from the seismically active faults discussed in Item VI.a.i, above, during the project's lifetime. Seismic ground shaking intensity can vary depending on the overall earthquake magnitude, distance to the fault, focus of earthquake energy, and type of geologic material.[26] Implementation of Mitigation Measures VI-1 and VI-2 would reduce potential impacts associated with seismic ground shaking to a ***less than significant*** level.

Mitigation Measure VI-1: *All project improvements shall be designed in accordance with current earthquake resistance standards for the area as outlined in the California Building Code.*

Mitigation Measure VI-2: *The project sponsor (GVRD) shall retain a qualified geotechnical consultant to prepare a geotechnical study for all project structures, incorporating foundation design and engineering that is appropriate for local seismic conditions, expansive soils, and potential liquefaction.*

iii) Seismic-related ground failure, including liquefaction? ☐ X ☐ ☐

Explanation: Seismic shaking can also trigger ground failures caused by liquefaction.[27] Liquefaction and associated failures could damage foundations, disrupt utility service, and cause damage to roadways. The potential for liquefaction depends on the duration and intensity of earthquake shaking, particle-size distribution of the soil, density of the soil, and elevation of the groundwater. Areas at risk due to the effects of liquefaction are typified by a high groundwater table and underlying loose to medium-dense granular sediments, particularly younger alluvium and artificial fill. The project site is in an area of "very low" to "moderate" liquefaction potential.[28] Construction of the various project structures would create a ***potentially***

[26] In general, areas that are underlain by bedrock tend to experience less severe ground shaking than those underlain by unconsolidated sediments such as artificial fill. Structural damage resulting from shaking therefore tends to be worse for structures located on unconsolidated deposits.

[27] Liquefaction is the process by which saturated, loose, fine-grained, granular, soil, like sand, behaves like a dense fluid when subjected to prolonged shaking during an earthquake.

[28] *Solano County General Plan*, December 2008, Chapter 5 Public Health and Safety, Figure HS-6.

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☐	☐	☐	☐

significant impact associated with liquefaction at the site, which would be reduced to a ***less than significant*** level by implementation of Mitigation Measure VI-3.

Mitigation Measure VI-3: *Implement Mitigation Measures VI-1 and VI-2.*

iv) Landslides? ☐ ☐ ☒ ☐

Explanation: Although the project site includes some sloped areas, none of the proposed project buildings would be constructed on or below steeply-sloped areas. Therefore, the potential for landslides to expose people or structures to substantial risk of loss, injury, or death is ***less than significant***.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☒ ☐ ☐

Explanation: Soil erosion could occur during construction, especially during site grading and preparation for the structures and parking areas. Soil exposed by grading activities could be subject to erosion if exposed to heavy winds or rain. As discussed in Item VIII.a, below, the project sponsor would be required to create and implement a Storm Water Pollution Prevention Plan (SWPPP) to minimize soil erosion hazard during construction activities, and to create and implement a Stormwater Control Plan to control runoff and erosion during project operation. The project sponsor would also be required by the City of Vallejo to obtain a grading permit prior to the initiation of grading. Soil erosion and/or loss of topsoil during construction and grading activities would be a ***potentially significant*** impact which would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measures.

Mitigation Measure VI-4: *Implement Mitigation Measure VIII-1.*

Mitigation Measure VI-5: *Implement Mitigation Measure VIII-2.*

Mitigation Measure VI-6: *Prior to initiation of grading, the project sponsor (GVRD) shall obtain a grading permit from the City of Vallejo, and shall comply with all requirements of the grading permit.*

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? ☐ ☒ ☐ ☐

Explanation: As discussed in Items VI.a.ii and VI.a.iii, above, the project site is subject to risks including seismic ground shaking and liquefaction. Other geologic hazards include lurching and

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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densification.[29] The potential for lurch cracking (tension cracking along fill margins, berms, and levees) is nil to low, because the site has no substantial deposits of loose, man-made fill. The potential for densification is also low for the same reason. Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces. The project site is not subject to lateral spreading because it is not near, or adjacent to, an open face (i.e. the bay shore). Exposure of project structures to geologic risks including seismic ground shaking and liquefaction would be a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measure.

Mitigation Measure VI-7: *Implement Mitigation Measures VI-1 and VI-2.*

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	X	☐	☐

Explanation: Expansive soils, which possess a "shrink-swell" characteristic, contain large amounts of clay that swell when wet and shrink when dry. These clays will swell despite heavy loads of large structures placed on them. Repetition of this shrink-swell cycle can cause building damage, including cracked foundations. In most cases removing the top layer of soil and/or preconstruction design and engineering are enough to prevent the costly problems associated with these soils. The project site is located in or near an area of high shrink–swell potential.[30] The presence of expansive soils on the project site would be a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measure.

Mitigation Measure VI-8: *Implement Mitigation Measure VI-2.*

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	X	☐	☐

Explanation: As discussed in 8. Description of Project, Sewage System, above, a new septic system is proposed as part of the project. The project site is within the City of Vallejo, but Solano County environmental health standards may apply to the septic system.[31] The Sewage Standards of the Solano County Code[32] require that the project site has an area with surface

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[29] Soil compaction, or cyclic densification, is a phenomenon in which non-saturated, cohesionless soil is densified by earthquake vibrations, causing settlement.

[30] *Solano County General Plan,* December 2008, Chapter 5 Public Health and Safety, Figure HS-7.

[31] LandPeople, *McIntyre Ranch Master Plan*, Draft December 22, 2008.

[32] Solano County Code, Chapter 6.4, Sewage Standards.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

and subsurface characteristics suitable for the installation of an on-site sewage disposal system complying with County standards, to be demonstrated through a site evaluation including a detailed soil evaluation. The installation of a septic system on the project site would be a ***potentially significant*** impact on site soils, which would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measure.

> ***Mitigation Measure VI-9:*** *The project sponsor (GVRD) shall ensure that the project's septic system complies with all requirements of Chapter 6.4 Sewage Standards of the Solano County Code. If required by the Solano County Environmental Health Services Division to maintain the proper functioning of the disposal field in accordance with Section 6.4-80(g) of the Solano County Code, paddock uses shall be excluded from the area above the disposal field(s).*

VII. HAZARDS AND HAZARDOUS MATERIALS — *Would the project:*

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Explanation: The proposed project uses (research/office facility, outdoor education center, demonstration farm and equestrian center, small retreat conference center, and rustic picnic and camping facility for organized groups) would require relatively small quantities of hazardous materials for routine maintenance and housekeeping purposes. The project would likely handle common types of hazardous materials, such as paints, cleaners, toners, solvents, and disinfectants. These commercial products are labeled to inform users of potential risks and to instruct them in appropriate handling and disposal procedures. Most of the materials are consumed through use, resulting in relatively little waste. Businesses are required by law to ensure employee safety by identifying hazardous materials, and adequately training workers. Therefore, the hazards to the public would be minimized and the proposed project would not pose a significant hazard to the public or environment, and this impact would be ***less than significant***.

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?	☐	☒	☐	☐

Explanation:

HAZARDOUS MATERIALS USED IN CONSTRUCTION

Construction activities would require the use of certain hazardous materials such as fuels, oils, solvents, and glues. Inadvertent release of large quantities of these materials into the environment could adversely impact soil, surface waters, or groundwater quality. On-site storage and/or use of large quantities of materials capable of impacting soil and groundwater would not typically be required for a project of the size and type proposed. However, the

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

potentially significant risk associated with hazardous materials used during construction would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measure.

Mitigation Measure VII-1: *Implement Mitigation Measure VIII-1.*

HERBICIDES

The project may involve the use of herbicides on the site for gardening, removal of invasive plant species, or other vegetation management. Improper use of herbicides would pose a threat to both humans and animals on the site. This is a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

Mitigation Measure VII-2: *Implement Mitigation Measure IV-5.*

UNDERGROUND STORAGE TANK

An old glass bottle-type gasoline pump is located on the site north of the barn, which indicates the presence of an underground storage tank (UST). USTs used for storage of fuel may result or have resulted in soil and/or groundwater contamination. This would represent a ***potentially significant*** impact unless properly remediated. Implementation of the following mitigation measure would reduce this impact to a ***less than significant*** level.

Mitigation Measure VII-3: *The project sponsor (GVRD) shall retain a qualified consultant to perform a Phase I Environmental Site Assessment (ESA) for the site. The Phase I ESA shall include, but not be limited to, determination of the presence of an underground storage tank (UST) associated with the old glass bottle-type gasoline pump is located north of the barn, and lead contamination in soils.*

If the Phase I ESA determines that there is or may be an underground storage tank or tanks on the site, the project sponsor (GVRD) shall comply with the recommendations of the Phase I ESA regarding additional investigation, such as a Phase II Environmental Site Assessment, and/or disposition of the underground storage tank(s).

If an underground storage tank or tanks are located on the site, the project sponsor (GVRD), in coordination with the Solano County Department of Environmental Management, shall determine an appropriate disposition for the UST(s) (removal or abandonment in place). If required by the Solano County Department of Environmental Management, the project sponsor (GVRD) also shall retain a qualified environmental professional to assess the presence and extent of soil and/or groundwater contamination related to the underground storage tank (UST), in conformance with state and local guidelines and regulations.

If sampling identifies surface and/or subsurface contamination, the area shall be remediated in accordance with the standards, regulations, and determinations of local, state, and federal regulatory agencies. All earth-disturbing activities conducted during remediation shall comply with Mitigation Measures V-1 (which requires monitoring by a qualified archaeologist), V-2, V-3, and V-4. The project sponsor (GVRD) shall

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

coordinate with the Solano County Department of Environmental Management and any other applicable regulatory agencies to adopt contaminant-specific remediation target levels. The excavated soil shall be removed and disposed of at an approved disposal facility.

If required by the Solano County Department of Environmental Management, the project sponsor (GVRD) shall prepare and implement a site-specific health and safety plan to mitigate potential hazards to construction workers and the general public during remediation. The health and safety plan shall meet the requirements of federal, state, and local environmental and worker safety laws. Specific information to be provided in the plan shall include identification of contaminants, potential hazards, material handling procedures, dust suppression methods, personal protection clothing and devices, controlled access to the site, health and safety training requirements, monitoring equipment to be used during remediation to verify health and safety of the workers and the public, measures to protect public health and safety, and emergency response procedures.

All reports and plans prepared in accordance with this mitigation measure shall be provided to the Solano County Department of Environmental Management and to any other appropriate agencies identified by the Solano County Department of Environmental Management. If the UST and/or contaminated soil is removed from the site, the project sponsor (GVRD) shall, after all hazardous materials have been removed and soil and groundwater analysis and other activities have been completed as appropriate, submit to the Solano County Department of Environmental Management (and any other agencies identified by the Solano County Department of Environmental Management) a report stating that the mitigation measure has been implemented. The report shall describe the steps taken to comply with the mitigation measure and include all verifying documentation. The report shall be certified by an REA or similarly qualified individual who states that the mitigation measure has been implemented, and specifying the actions that have been implemented.

LEAD CONTAMINATION IN SOIL

Although the past uses of the site (ranching, recreation, and residential) are generally not associated with significant levels of lead contamination in the soil, the possibility exists that the site soils may contain hazardous levels of lead, which could pose health risks to future McIntyre Ranch visitors, construction workers, and nearby residents. This is a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

Mitigation Measure VII-4: *Implement Mitigation Measure VII-3.*

LEAD-BASED PAINT AND ASBESTOS

Most of the existing structures on the site date from an era when lead-based paint and asbestos were used in construction, and may contain either or both of these hazardous materials. Project work including demolition of the main house and restoration and/or repair of the tack house and cabin, could expose workers and the public to lead-based paint and asbestos. This is a

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

potentially significant impact, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure VII-5:*** *Prior to demolition, renovation, or repair of any structure on the site, the structure(s) shall be assessed for the presence of any lead and asbestos containing materials by a qualified consultant. If present, these materials shall be removed by a qualified contractor, in compliance with all applicable laws and regulations.*

Implementation of this mitigation measure, plus conformance with applicable laws and regulations that govern the abatement and handling of asbestos and lead-based paint, would reduce the potential impacts of lead-based paint and asbestos in structures on the site to a ***less than significant*** level.

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	☐	☐

Explanation: The nearest school is more than one-quarter mile from the project site. As discussed in Item VII.b, above, the construction of the proposed project would involve potentially hazardous construction materials and herbicides, as well as the potential for movement of contaminated soil. This would be a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure VII-6:*** *Implement Mitigation Measures VII-1, VII-2, VII-3, and VII-5.*

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

Explanation: The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, commonly called the "Cortese List." There would be ***no impact***.

e) For a project 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 for people residing or working in the project area?	☐	☐	☐	X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

Explanation: The project site is not located within two miles of a public use airport. The Napa County Airport is located approximately seven miles northwest of the site, and Buchanan Field in Concord is approximately eleven miles southeast of the site. There would be ***no impact***.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ X

Explanation: The project site is not located within the vicinity of a private airstrip. There would be ***no impact***.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ X

Explanation: The project would not interfere with any roadways or other emergency access-ways. Therefore, it would not establish any barrier that would interfere with any adopted emergency response or evacuation plan. There would be ***no impact***.

h) Expose people or structures to significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ X ☐

Explanation: The project site is surrounded by undeveloped open space. It is in a wildland interface area surrounded by grasslands, with many fire-prone non-native trees (pines and eucalyptus) on the property and around the structures. The project could expose people and structures to risks associated with wildland fires. As discussed in 8. Description of Project, Fire Service and Safety, and On-Site roads, above, the project would include the following fire safety procedures:

1. Complete an engineering study and design for on-site water supply and delivery for fire and drinking water, to determine if the existing tanks can be used, and/or any improvements or replacement needed.

2. Install fire hydrants near the USGS Research Center, in the central agricultural area, and near the proposed Nature Center.

3. Install water lines meeting fire flow standards from the existing water tank and/or the unused second tank, connecting to the above fire hydrants.

4. Remove flammable brush and shrubs from within 40 feet of existing and proposed structures.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

5. Design and implement a tree trimming and removal program, incorporating both the safety benefits of clearance to meet California Department of Forestry and Fire Protection (CDF) standards and the aesthetic and historic value of the trees.

6. Apply to the Vallejo Fire Department for an exception to standards to allow a one-lane driveway with turnouts at regular intervals, and to allow portions of the on-site circulation system to be base rock surfaced (rather than asphalt).

7. If allowed by the Vallejo Fire Department, construct driveway turnouts at regular intervals (e.g., 400 feet on center).

8. If a one-lane driveway is not allowed by the Vallejo Fire Department, widen the existing driveway and main access road up to the Main House to 20 feet, to facilitate public and emergency vehicle access.

These procedures, proposed as part of the project, would reduce the impact of wildland fires to a ***less than significant*** level.

VIII. HYDROLOGY AND WATER QUALITY — Would the project:

a)	Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

Explanation: Construction of the project would involve earthmoving activities such as grading and soil stockpiling. Project construction could result in soil erosion and subsequent discharge of suspended sediment to Carquinez Strait and Suisun Bay that could eventually impact water quality in San Pablo and San Francisco Bays. Sedimentation to the waterway could degrade water quality for beneficial uses by increasing channel sedimentation and suspended sediment levels (turbidity), and adversely affecting aquatic and riparian habitats. Without mitigation, these impacts would be considered ***potentially significant***.

Because the area that would be disturbed by the project exceeds one acre in size, storm water discharge originating from the project site during construction activities is subject to regulation under the United States Environmental Protection Agency's (US EPA) National Pollutant Discharge Elimination System (NPDES) program. As required by NPDES regulations, the project sponsor would apply for coverage under the State Water Resources Control Board (SWRCB) General Construction Permit, and subsequently prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), as described in Mitigation Measure VIII-1, below. The objectives of a SWPPP are to identify pollutant sources that may affect the quality of storm water discharge and implement best management practices (BMPs) to reduce and potentially eliminate pollutants carried by storm water runoff. The SWPPP therefore contains specific actions for handling and storage of construction materials and equipment, site grading activities, soil stabilization and post-construction runoff, monitoring, and reporting activities at the project site. SWPPP measures are especially important during construction phases requiring grading and during periods of heavy precipitation. Implementation of a SWPPP, as required by

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

Mitigation Measure VIII-1, would reduce potential water quality impacts associated with construction of the proposed project to a ***less-than-significant*** level.

> ***Mitigation Measure VIII-1:*** *The project sponsor (GVRD) shall develop and implement a SWPPP for construction of the proposed project, as required by the SWRCB and San Francisco Bay Regional Water Quality Control Board (RWQCB). The SWPPP shall include, at a minimum, the following elements:*
>
> - *Source identification;*
> - *Preparation of a site map;*
> - *Description of construction materials, practices, and equipment storage and maintenance;*
> - *List of pollutants likely to contact storm water*
> - *Estimate of the construction site area and percent impervious area;*
> - *Erosion and sedimentation control practices, including soils stabilization, revegetation, and runoff control to limit increases in sediment in storm water runoff, such as detention basins, straw bales, silt fences, check dams, geofabrics, drainage swales, and sandbag dikes;*
> - *Proposed construction dewatering plans;*
> - *List of provisions to eliminate or reduce discharge of materials to storm water;*
> - *Description of waste management practices; and*
> - *Maintenance and training practices.*

Following the completion of construction activities and revegetation of the site, the proposed project could result in increased pollutants from equestrian activities, parking-lot runoff and the use of herbicides associated with farming/gardening and control of invasive species (removal and ongoing maintenance). These activities could result in long-term degradation of storm water runoff originating from the project site, and impact Carquinez Strait and San Pablo, Suisun, and San Francisco Bays, due to increased levels of horse manure, petroleum hydrocarbons, oil, grease, and/or herbicides compared to existing site conditions.

In addition to the construction-related requirements discussed above, the project would need to comply with the Regional Water Quality Control Board (RWQCB) C.3 regulations governing operational discharges. These regulations, implementing Section C.3 of the RWQCB's NPDES permit governing discharges from the municipal storm drain systems of Solano County and its cities and towns, were phased in from 2004 through 2006. The requirements, which pertain to storm water generated by project operation, are separate from, and in addition to, requirements for erosion and sediment control and for pollution prevention during construction (i.e., SWPPP). On August 15, 2006, the threshold for preparation of a Stormwater Control Plan was reduced to all sites creating or replacing over 10,000 square feet of impervious area. For sites that have been previously developed, if the new project results in an increase of, or replacement of, 50

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percent or more of the previously existing impervious surface, and the existing development was not subject to stormwater treatment measures, then the entire project must be included in the treatment measure design. If less than 50 percent of the previously impervious surface is to be affected, only that portion must be included in the treatment measure design.

The Stormwater Control Plan is intended to address operational (as opposed to construction) runoff from the project. It will last the life of the project and must indicate how the project would minimize the area of new roofs and paving and substitute pervious surfaces to allow runoff to reach the underlying soil. Most (approximately 80 percent) runoff from impervious areas must be captured and treated. Because a large portion of average annual runoff is produced by small storms that occur many times a year, treatment BMPs can be designed to bypass larger storms. The 80 percent criterion means that BMPs will be bypassed, on average, every one to two years. The permit specifies acceptable ways to calculate the capacity of treatment devices.[33]

Potential water quality impacts associated with operation of the proposed project, including stormwater runoff from the parking area, equestrian activities, and use of herbicides, would be a ***potentially significant impact***, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measures.

> ***Mitigation Measure VIII-2:*** *The project sponsor (GVRD) shall develop and implement a Stormwater Control Plan for the proposed project as required by applicable regulations, in compliance with Section C.3 of the RWQCB's NPDES permit governing discharges from the municipal storm drain systems. The Stormwater Control Plan shall include, at a minimum, the following elements:*
>
> - *Description of site features and conditions that constrain, or provide opportunities for, stormwater control.*
> - *Description of site design characteristics that protect natural resources.*
> - *Description of site design characteristics, building features, and pavement selections that reduce imperviousness of the site.*
> - *Tabulation of pervious and impervious area, showing self-retaining areas and areas tributary to each infiltration, treatment, or hydrograph modification BMP (Best Management Practice).*
> - *Preliminary designs for each treatment or hydrograph modification management BMP.*
> - *Identified pollutant source areas, including, but not limited to, equestrian activities producing manure and gardening/farming activities using biocides, and for each, the source control measure(s) used to reduce pollutants to the maximum extent practicable.*
> - *Identification of any conflicts with codes or requirements or other anticipated obstacles to implementing the Stormwater Control Plan.*

[33] Contra Costa Clean Water Program, *Stormwater C.3 Regulations Fact Sheet*, November 2004.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- *General description of maintenance needs for treatment/hydrograph modification BMPs.*
- *Means by which BMP maintenance will be financed and implemented in perpetuity.*
- *Statement accepting responsibility for operation and maintenance of treatment BMPs.*

Mitigation Measure VIII-3: *Implement Mitigation Measure IV-5.*

Mitigation Measure VIII-4: *Implement the following Best Management Practices (BMPs) for manure management. If GVRD, the Solano Land Trust, and Pacific Gas and Electric Company enter into a cooperative management agreement, these BMPs shall be incorporated into that agreement.*

1. Remove manure regularly (daily is best) or keep manure under cover such that runoff does not come into contact with manure stockpiles.
a. Stalls, corrals and wash areas shall be cleaned and manure removed on a daily basis.
b. Paddocks shall be cleaned according to the following schedules:
i. During the summer dry season (April 15 to October 14): at least once per week.
ii. During the winter rainy season (October 15 to April 14): at least twice per week.
2. Provide temporary storage for manure that cannot be disposed of daily – about 15 cubic feet of storage per horse per week. Manure shall not be stored for more than one week on site.
3. Grade the area surrounding the manure storage area to prevent surface water from reaching the storage area.
4. Store horse waste on an impervious surface (a concrete pad or plastic tarp) and under cover (a roof or tarp) during rains to prevent leaching or runoff of pollutants.
5. Locate buildings, covered areas, high-use arenas, horse wash racks, and manure storage areas away from waterways and separated by buffer strips of vegetation to filter sediments and absorb nutrients in runoff.
6. Do not dump horse waste on the edge of, or directly into waterways.
7. Consider composting if conditions are suitable.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	X	☐

Explanation: Most of the project site is undeveloped, with vegetated, pervious surfaces. Impervious surfaces on the site include the existing structures and paved road. The project

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

would demolish the main house and construct new structures and parking areas, which would result in a net increase in impervious surfaces on the site. However, the net new impervious surface would be relatively small, and the new impervious surfaces would be isolated and adjacent to larger pervious areas. The creation of additional impervious surface area by the project would therefore only minimally reduce the existing rate of surface water infiltration and groundwater recharge, and the project would not interfere substantially with groundwater recharge.

The project would generate additional demand for water. Although the amount would not be substantial in terms of regional water use, water for the project would be supplied by an onsite well, and the project could affect local groundwater. As discussed in 8. Description of Project, Water Supply and System, above, the project includes an engineering study and design for on-site water supply and delivery for fire and drinking water to determine, among other factors, the potential impact on and sustainability of the ground water supply. In the event that onsite sources do not provide an adequate water supply, water would be supplied to the project via a connection to City water. For these reasons, the proposed project would not cause a significant lowering of an aquifer or groundwater table, or inhibit recharge of an aquifer, and this impact would be ***less than significant***.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	X	☐	☐

Explanation: The project site is located within a shallow valley oriented southeast-northwest. The site, which has no formal storm drainage facilities, generally drains to the northeast, toward a pond in the central portion of the Vallejo Swett Ranch. There are a series of ephemeral streams on the property, as indicated on Figures 4 and 5. Some of these drainages are not well defined, and wander through the pastures, creating seasonally swampy areas. As part of the project, poorly-defined drainage routes in the vicinity of the former barn site and at the north end of the paddocks would be relocated and/or improved to prevent wet conditions.

The proposed project, after completion of construction and improvement of these drainages, would not substantially alter the drainage pattern of the site or vicinity. Stormwater would continue to flow toward the pond in the central portion of the Vallejo Swett Ranch, while the site's drainage would be improved due to the relocation and/or improvement of poorly-defined drainage routes. After vegetation has been re-established, the project would not increase the likelihood of erosion from the site. The ***potentially significant*** impacts associated with construction erosion and alteration of drainages would be reduced to a ***less-than-significant*** level with implementation of the following mitigation measure.

Mitigation Measure VIII-5: *Implement Mitigation Measures IV-13 and VIII-1.*

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of	☐	☐	X	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Explanation: As discussed in Item VIII.c, above, stormwater from the project site drains to the pond in the central portion of the Vallejo Swett Ranch, via a series of ephemeral streams on the site. The project would create an improved drainage pattern on the site, but would not alter the course of any stream or river, substantially or adversely affect existing drainage patterns, or substantially increase the area of impervious surfaces on the site. Therefore, the project would not substantially affect the potential for flooding on- or off-site, and this impact is ***less-than-significant***.

e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	X	☐	☐

Explanation: As described in Items VIII.a, VIII.c, and VIII.d, above, the project, with implementation of mitigation measures, would not generate substantial additional quantities of runoff water, or substantial additional sources of polluted runoff. Stormwater would continue to flow from the site to the pond in the central portion of the Vallejo Swett Ranch; there would be no substantial effect on downstream stormwater drainage systems. The project's impact on storm water drainage and water quality, with implementation of Mitigation Measures VIII-1, VIII-2, VIII-3, and VIII-4, would be ***less than significant***.

f) Otherwise substantially degrade water quality?	☐	X	☐	☐

Explanation: Effects on water quality from surface contaminants are a ***potentially significant*** impact that would be reduced to a ***less-than-significant*** level with implementation of Mitigation Measures VIII-1, VIII-2, VIII-3, and VIII-4.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	X

Explanation: The project would remove the main house, and construct an Intern Housing building, 18 tent cabins, and a staff/caretaker residence. However, the project site is located outside of the mapped 100-year floodplain.[34] There would be ***no impact***.

[34] *Solano County General Plan*, December 2008, Chapter 5 Public Health and Safety, Figure HS-1.

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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	X

Explanation: The project site is located outside of the mapped 100-year floodplain[35], and the project would not include any substantial structures that could impede or redirect flood flows. There would be ***no impact***.

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	X

Explanation: There are no levees in the project area, and the project site is not within a dam failure inundation area.[36] There would be ***no impact.***

j) Inundation by seiche, tsunami, or mudflow?	☐	☐	X	☐

Explanation: Tsunamis (seismic sea waves) are long-period waves that are typically caused by underwater disturbances (landslides), volcanic eruptions, or seismic events. A seiche is a free or standing wave oscillation(s) of the surface of water in an enclosed or semi-enclosed basin, such as San Francisco Bay, that may be initiated by an earthquake.[37] Due to the lack of upstream reservoirs and the site's distance from San Francisco Bay, the hazard of tsunami and seiche waves at the project site is negligible. Although the project site includes some sloped areas, none of the proposed project buildings would be constructed on or below steeply-sloped areas. Therefore, the project is not anticipated to substantially increase the risk of large-scale mudflow. For these reasons, the risk of inundation by seiche, tsunami, or mudflow would be ***less than significant***.

IX. LAND USE AND PLANNING — Would the project:

a) Physically divide an established community?	☐	☐	X	☐

Explanation: The project site is surrounded on all sides by open space. The proposed project would be constructed within the existing pattern of roads, and would not interfere with

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[35] Ibid.

[36] Association of Bay Area Governments, Dam Failure Inundation Hazard Maps: City of Vallejo, http://www.abag.ca.gov/cgi-bin/pickdamx.pl, viewed 30 April 2009.

[37] The 'sloshing' produced by seiches within enclosed water bodies commonly occurs during earthquakes on a small scale in swimming pools.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

surrounding open space land use. The proposed project would not introduce any constraints to movement in the area, or otherwise divide the established low-density rural residential community in the vicinity. The project would introduce relatively low-intensity recreational uses to the site, but these uses would be compatible with the surrounding open space uses, and are not anticipated to have any substantial adverse land use effects on the nearest residential uses. (Traffic impacts are discussed in Item XV. Transportation/Traffic, below.) This impact would be ***less than significant.***

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	X	☐

Explanation:

CITY OF VALLEJO GENERAL PLAN LAND USE DESIGNATION AND ZONING

The project site is designated as Open Space/Conservation in the City of Vallejo General Plan, and is zoned as PF (Public and Quasi-Public Facilities). The 1999 General Plan identifies Public Facility as a "clearly compatible" zoning district in the Open Space land use categories.[38] A wide range of principally permitted uses are allowed in the PF zoning district: city corporation yards, community centers, community colleges, community theaters, courthouses, fairgrounds, fire stations, golf courses and related retail uses, libraries, marinas and related retail uses, museums, parks and botanical gardens and related retail uses, park and ride lots, police stations, post offices, public administrative offices, public playgrounds and playing fields, public kindergarten, elementary, junior high and high schools, pumping stations (sewage or water), reservoirs and water tanks, state colleges and universities, telecommunications facility, and water tanks.[39] Permitted uses subject to limitations include eating and drinking establishments and food and beverage retail sales when an accessory use to cultural exhibits and library services, essential services, or major impact services and utilities. Uses allowed subject to a major use permit are: airports, amphitheaters, amusement parks, animal pounds, aquariums, cemeteries, communication equipment installation and exchanges, community antenna TV systems, detention facilities, electric transmission lines, electrical substations, exhibition halls, gas substations, heliports, municipal bus stations, participant sports (bingo), public utility service yards, radio transmission facilities, religious assembly, sewage treatment facilities, stadiums and arenas (civic), telephone exchange or switching facilities, television transmission facilities, theme parks, water treatment facilities, and zoological gardens. The principally permitted use "parks and botanical gardens and related retail uses" would permit the equestrian, agricultural, nature center, and camping proposed by Master Plan. The proposed USGS Western Ecological Research Center could be considered a "public administrative office", another principally permitted use, but none of the permitted uses listed above include housing; thus, the intern

[38] City of Vallejo, *Vallejo General Plan*, July 1999, pages III-28 and III-29.

[39] City of Vallejo, Vallejo Municipal Code, Chapter 16.30, Public and Quasi-Public Facilities District.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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housing associated with the USGS facility is not consistent with the PF zoning of the site. The project would require an exception from the PF zoning requirements, without this approval, the intern housing component of the project would need to be modified to maintain consistency with the applicable zoning.

The compatibility of the project with plans and policies, such as the zoning ordinance, that were not specifically adopted for the purpose of avoiding or mitigating an environmental effect will be considered by decision-makers as part of their decision whether to approve or disapprove the proposed project, but any potential conflicts identified as part of that process would not alter the physical environmental effects of the proposed project which are evaluated in this IS/MND.

TRI-CITY AND COUNTY COOPERATIVE PLAN FOR AGRICULTURE AND OPEN SPACE PRESERVATION

The Tri-City and County Cooperative Planning Group is a Joint Powers Agreement (JPA) of the cities of Benicia, Vallejo, Fairfield, and Solano County to plan and implement open space preservation in the south county region. The Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation,[40] adopted in 1994, contains general concepts for open space protection and low-intensity recreational use. The Plan was adopted by each member agency as part of their respective General Plans. The Group has a Governing Board of appointed officials of the agencies, as well as a Citizen's Advisory Committee, and meets quarterly to coordinate efforts and monitor progress, most of which pertains to the accomplishments of the Solano Land Trust.

The Plan sets forth a Recreation Guideline for the McIntyre Ranch/Orchard area, which includes the McIntyre Ranch and a larger area to the west of the Vallejo Swett Ranch. The Recreation Guideline identifies a set of possible McIntyre Ranch uses: picnicking, interpretive center, conference center, day camp, amphitheater, overnight camping, trail use, animal petting farm, equestrian rental, administrative offices, maintenance area, food concession, and ranger residence. Because these uses do not include a government research station with intern housing such as the proposed USGS Western Ecological Research Center, the USGS facility could be considered inconsistent with the Plan; however, it is not prohibited by the plan. The Plan identifies "trail use" as a possible use for the site, but does specify whether any trailhead parking/staging areas should be publicly accessible (not requiring reservation or event) or limited access (as is proposed under the project).

CONCLUSION

A variety of additional regulations may apply to the project. A more detailed review of the project's consistency with all applicable development standards will be performed as part of the development review process. No conflicts with applicable plans or policies adopted for the purpose of avoiding or mitigating an environmental effect, other than those discussed above, were identified during the course of this environmental review. Impacts on plans and policies would be ***less than significant***.

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[40] Tri-City and County Cooperative Planning Group, *Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation, Concept Plan and Policy Program Report,* March 31, 1994, amended October 20, 1994.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	X

Explanation: See Item IV.f, above.

X. MINERAL RESOURCES —Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	X

Explanation: There are no mineral resources on the site as identified in the Natural Resources Element of the Vallejo General Plan.[41] The proposed project would not result in the loss of availability of known mineral resources, and there would ***no impact***.

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

Explanation: As discussed in Item X.a, above, there are no identified mineral resources at the site. The proposed project would not involve substantial development at the site that could reduce or preclude the availability of any undiscovered mineral resources on the site. There would be ***no impact***.

XI. NOISE — Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	X	☐

Explanation: The project site contains an uninhabitable residence, two barns, a tack house, and other outbuildings. These facilities are in various states of disrepair. Surrounding development consists of open spaces, and, farther away, low-density residential. There are no generators of substantial noise in the vicinity such as heavily-traveled arterial streets, and the site and vicinity have relatively low levels of ambient noise. The proposed project would introduce relatively low-intensity recreational uses to the site. With the exception of short-term construction noise, which is discussed in Item XI.d, below, the project would not introduce any substantial noise generators to the site. The project could result in new visitors to the site, but the additional

[41] City of Vallejo, *Vallejo General Plan,* July 1999, XI.D. Mineral Resources, page XI-5.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

vehicle trips generated would not perceptibly or substantially change existing noise levels. This impact would be ***less than significant***.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	X	☐

Explanation: There are no existing sources of substantial vibration in the project vicinity. The project, which would introduce relatively low-intensity recreational uses to the site, would not introduce any new sources of significant vibration, with the possible exception of short-term construction vibration. Any vibration that may be generated during construction would be limited in duration and is anticipated to be below the level that could damage adjacent structures. For these reasons, possible construction-generated vibration would not be considered significant. The impact of the project on vibration would be ***less than significant***.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	X	☐

Explanation: As discussed in Item XI.a, above, the proposed project would not generate a substantial permanent increase in ambient noise levels in the project vicinity above the existing levels. This impact would be ***less than significant***.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	X	☐	☐

Explanation: Project construction may result in substantial temporary increases in noise in the project vicinity. City of Vallejo Municipal Code (§7.84.010 General prohibition--Loud unnecessary and unusual noise) regulates construction noise as follows:

> *"7.84.010 General prohibition--Loud unnecessary and unusual noise.*
>
> *Notwithstanding any other provisions of the Vallejo Municipal Code and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. The standard which may be considered in determining whether a violation of the provisions of this chapter exists may include, but not be limited to, the following:*
> *A. The level of noise;*
> *B. Whether the nature of the noise is usual or unusual;*
> *C. Whether the origin of the noise is natural or unnatural;*
> *D. The level and intensity of the background noise, if any;*
> *E. The proximity of the noise to residential sleeping facilities;*
> *F. The nature and zoning of the area within which the noise emanates;*

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

G. The density of the inhabitation of the area within which the noise emanates;
H. The time of the day and night the noise occurs;
I. The duration of the noise;
J. Whether the noise is recurrent, intermittent, or constant; and
K. Whether the noise is produced by a commercial or noncommercial activity."

Project compliance with these existing code requirements and implementation of the following mitigation measure would reduce the impacts associated with construction noise to a ***less-than-significant*** level.

Mitigation Measure XI-1: *The project sponsor (GVRD) shall require the construction contractor(s) to:*

- *Use noise shielding and muffling devices on construction equipment that comply with all applicable standards and regulations; and*
- *Limit construction activity to the hours between 7 a.m. and 8 p.m., Monday through Friday.*

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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X

Explanation: The project is not located within an airport land plan or within two miles of an airport. There would be ***no impact.***

f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X

Explanation: The project is not within the vicinity of a private airstrip. There would be ***no impact.***

XII. POPULATION AND HOUSING — Would the project:

a)	Induce substantial 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	☐

Explanation: The proposed project site would construct 18 tent cabins, a staff/caretaker residence, an approximately 5,000-square-foot USGS Western Ecological Research Center,

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

and a USGS Intern Housing building for three to six interns. The project would also include a 22-space parking lot, 24 additional parking spaces south of the Nature/Activity Center, and parking space for approximately 50 regular vehicles, or approximately sixteen truck-horse trailer rigs plus approximately eight regular vehicles, in the central barn area. The project would introduce relatively low-intensity recreation, and the USGS Western Ecological Research Center with housing for three to six interns, to the site, and improve the existing onsite water system and add a septic system. These improvements would incrementally increase intensity of use on the site, but would not create substantial new housing or employment, or substantially alter the existing roadway network. For these reasons, and because the project site is surrounded by open space of the Solano Land Trust, the new uses and minor infrastructure improvements on the site would not have substantial growth-inducing effects, and the growth-inducing impacts of the proposed project would be ***less than significant***.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ X ☐

Explanation: The existing main house is unoccupied and in uninhabitable condition. Currently a caretaker's recreational vehicle (RV) is parked behind the main house. Under the proposed project, this location would be used for parking for the Nature/Conference/Activity Center, but a staff/caretaker residence would be constructed elsewhere on the site (at the former Foreman's House site). The project would demolish the unoccupied main house. Demolition of this unoccupied, uninhabitable dwelling unit would not constitute a substantial loss of housing, and the impact of the project on existing housing would be ***less-than-significant***.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ X ☐

Explanation: The main house on the site that would be demolished is unoccupied. The Master Plan calls for a caretaker's residence to be constructed, to provide for the caretaker that currently occupies a RV elsewhere on the site. The project would not displace any residents or necessitate the construction of substantial amounts of replacement housing. This impact would be ***less-than-significant***.

XIII. PUBLIC SERVICES: 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 following public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☒	☐

Explanation: The Vallejo Fire Department would continue to provide fire protection and emergency medical service to the proposed project. The Fire Department is currently staffed by 123 employees in seven divisions. The nearest fire station to the project site is Station 7 located at 1585 Ascot Court. Paramedics assigned to each station provide Advanced Life Support for each resident within four to five minutes.

The proposed project would introduce the USGS Western Ecological Research Center and relatively low-intensity recreational uses to the site, which is in a wildland interface area surrounded by grasslands, with many fire-prone non-native trees (pines and eucalyptus) on the property and around the structures. As discussed in 8. Description of Project, Fire Service and Safety, and On-Site roads, above, the project would include the following fire safety measures:

1. Complete an engineering study and design for on-site water supply and delivery for fire and drinking water, to determine if the existing tanks can be used, and/or any improvements or replacement needed.

2. Install fire hydrants near the USGS Research Center, in the central agricultural area, and near the proposed Nature Center.

3. Install water lines meeting fire flow standards from the existing water tank and/or the unused second tank, connecting to the above fire hydrants.

4. Remove flammable brush and shrubs from within 40 feet of existing and proposed structures.

5. Design and implement a tree trimming and removal program, incorporating both the safety benefits of clearance to meet California Department of Forestry and Fire Protection (CDF) standards and the aesthetic and historic value of the trees.

6. Apply to the Vallejo Fire Department for an exception to standards to allow a one lane driveway with turnouts at regular intervals, and to allow portions of the on-site circulation system to be base rock surfaced (rather than asphalt).

7. If allowed by the Vallejo Fire Department, construct driveway turnouts at regular intervals (e.g., 400 feet on center).

8. If a one-lane driveway is not allowed by the Vallejo Fire Department, widen the existing driveway and main access road up to the Main House to 20 feet, to facilitate public and emergency vehicle access.

As discussed in Item VII.h, above, these fire safety measures would reduce the impact of wildland fires to a ***less than significant*** level. As a consequence, it is anticipated that there would be no substantial change in the number and type of fire protection and emergency medical service calls due to the proposed project, and no new or altered fire protection facilities

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

would be required. The impact of the proposed project on fire protection would be ***less than significant***.

b) Police protection? ☐ ☐ X ☐

Explanation: Police protection is provided to the site by the Vallejo Police Department. The proposed project would introduce the USGS Western Ecological Research Center and relatively low-intensity recreational uses to the site. It is anticipated that there would be no substantial change in the number and type of police protection calls due to the uses of the proposed project, and no new or altered police protection facilities would be required. The impact of the proposed project on police protection would be ***less than significant***.

c) Schools? ☐ ☐ X ☐

Explanation: A caretaker may reside at the site and could potentially have up to several school-age children. Several additional students, distributed among different grade levels, would not be substantial in relation to existing enrollments at nearby public schools, and the impact on schools would be ***less than significant***.

d) Parks? ☐ ☐ ☐ X

Explanation: The Greater Vallejo Recreation District (GVRD) is a special service district that began operations in 1945 to serve the community of Vallejo with recreation programs, parks, open space, and facilities. GVRD operates four community parks and 19 neighborhood parks located throughout the city; providing park and recreation services to over 121,000 people. The McIntyre Ranch site was purchased in 1986 by GVRD using park dedication funds. Current use of the property is at a minimum, with very limited access opportunity for the average resident of the District. The proposed McIntyre Ranch Master Plan project, which would provide an outdoor education center, a demonstration farm and equestrian center, a small retreat conference center, and a rustic picnic and camping facility for organized groups, would enhance the recreational opportunities available to Vallejo residents. This would be a beneficial impact on park services; there would be ***no adverse impact***.

e) Other public facilities? ☐ ☐ X ☐

Explanation: Neither the construction nor the operation of the proposed project would significantly affect government services other than those discussed in Items XIII.a through XIII.d, above.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☐

XIV. RECREATION —

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	☐

Explanation: The project would enhance recreational opportunities at the site, and would increase usage at the McIntyre Ranch site above the current low levels; but would not substantially increase usage at other nearby parks and recreational facilities. Therefore, no substantial physical deterioration of existing offsite recreation facilities is anticipated. This impact would be ***less than significant.***

Impacts on the McIntyre Ranch site itself are discussed in Item XIV.b, below.

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	☐	☐

Explanation: The proposed project would provide an outdoor education center, a demonstration farm and equestrian center, a small retreat conference center, and a rustic picnic and camping facility for organized groups. Although construction and operation of the recreational facilities could have adverse physical impacts on the environment, as discussed in Items I through XVI of this Initial Study, implementation of Mitigation Measures III-1 through XVI-5 would reduce all potential impacts to a ***less than significant*** level.

XV. TRANSPORTATION/TRAFFIC — Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections?	☐	X	☐	☐

Explanation: The following discussion is based on a review of the traffic information presented in the Master Plan, traffic counts, and report by an independent transportation consultant.[42]

EXISTING ACCESS AND TRAFFIC VOLUMES

[42] Parisi Associates Transportation Consulting, *McIntyre Ranch Master Plan Traffic Study,* March 30, 2009.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

The project site is located within a rural area. Vehicle access to the site is via St. Johns Mine Road, a winding road that traverses approximately 1.25 miles between Columbus Parkway and the gate to the McIntyre Ranch. Six residences are located along the road. St. Johns Mine Road is two lanes between Columbus Parkway and the last residence before the ranch, at which point the road narrows to essentially a one-lane driveway to and through the McIntyre Ranch. The Solano County road classification most applicable to St. Johns Mine Road is a local road with capacity of 250 vehicles per day.

The existing residences on St. Johns Mine Road generate an estimated 60 vehicle trips per day and the existing uses at McIntyre Ranch historically generated approximately 40 to 50 trips per day, for a total of up to 110 trips per day on St. Johns Mine Road. Thus, historical traffic volumes are slightly less than 50 percent of the carrying capacity of St. Johns Mine Road.

All day traffic counts were taken on St. Johns Mine Road near Columbus Parkway on Friday, March 6 and Saturday, March 7, 2009, when the weather was good and attendance for the activities at the ranch was typical. Fridays and Saturdays have the highest number of vehicles going to and from McIntyre Ranch. The traffic counts were 112 vehicles on Friday and 124 vehicles on Saturday. These indicate that existing activities generate similar traffic volumes as the historical activities on at the ranch.

CONSTRUCTION TRAFFIC IMPACTS

Project construction would temporarily generate vehicle traffic transporting workers, materials, and supplies during the construction period. Construction workers' vehicle trips would be concentrated during the a.m. and p.m. peak periods, but the number of vehicles would be relatively small. Trucks delivering materials and supplies would be distributed throughout the day. For these reasons, and because of the temporary nature of the impact and the relatively light levels of traffic on nearby streets, the impact of construction workers' vehicles and construction-related trucks would be ***less than significant***.

OPERATION TRAFFIC IMPACTS

The proposed project would include four primary traffic-generating activities: an equestrian program, a Nature/Conference Center, a USGS Western Ecological Research Center, and an overnight environmental youth camp.

The equestrian program, with 12 horses on site, includes lessons and occasional "Ranch Day" opportunities for the public to visit. Group lessons, which are scheduled four or five days a week, have an instructor and a maximum of six adult and/or youth students. The Friday afternoon lesson, from 4:00 PM to 6:00 PM, is comprised of only youths and has the highest potential trip generation of any of the classes. If none of the parents carpool or stay for the lesson, this one lesson could generate up to 26 vehicle trips. The other primary equestrian activity is the family therapy sessions which usually occur on Monday afternoon and most of Wednesday. Each session lasts about an hour. These sessions produce low trip generation rates because each family generally carpools to the site. Based on these activities and the traffic counts discussed in Existing Access and Traffic Volumes, above, the transportation report assumed that 56 vehicle trips are associated with the equestrian program.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

A variety of potential activities could occur at the Nature/Conference Center. As shown in the Master Plan[43], these activities would generate an estimated 14 vehicle trips per day, although trip generation on individual days would depend on the activities occurring that day.

The USGS facility could employ up to 21 people and house up to six interns in the summer, and a few government vehicles and boats would be located on site to be used in research projects. It is assumed that 60 vehicle trips per day are associated with the research facility, although trip generation could be lower if the facility employs fewer full-time employees and/or some of the employees reside in the proposed intern housing on site.

The fourth proposed activity on the site is an overnight environmental youth camp. Based on similar camps, the Master Plan estimated that the site could accommodate about 40 youth campers and 10 staff people. For security reasons, the equestrian program and other activities at the Nature/Conference Center would not be permitted to coincide with camping activities. Activities at the overnight youth camp and the USGS facility could occur concurrently because they are located at opposite ends of the property. Because the campers and staff would stay up to a week at a time, the average daily traffic would be less than the vehicle trips generated by the combined programs for the equestrian activities and the Nature/Conference Center.

As noted in Existing Access and Traffic Volumes, above, St. Johns Mine Road has a capacity of 250 vehicles per day. The existing six residences generate an average of approximately 60 trips per day, which leaves capacity for 190 vehicle trips for activities at McIntyre Ranch. The equestrian program would generate approximately 56 vehicle trips per day, and the USGS facility would generate approximately 60 vehicle trips per day, accounting for 116 of the 190 trips. The remaining 74 trips could be assigned to the various activities at the Nature/Conference Center and overnight environmental youth camp. As noted above, the average trip rate for the Nature/Conference Center is estimated to be approximately 14 trips per day. In addition to the 14 Nature/Conference Center trips, the Master Plan estimates that approximately 18 trips would be generated by the caretaker residence, staff and volunteers.[44] The combined 32 trips are still less than half the remaining 74 trips available within St. Johns Mine Road's design capacity. Since GVRD's intent is to schedule and manage project activities so as to limit the number of daily trips, it would be feasible to limit daily traffic volumes to an acceptable level. Nevertheless, the impact of operational traffic generation by the four proposed activities of the proposed project (equestrian program, a Nature/Conference Center, USGS facility, and overnight environmental youth camp) is a ***potentially significant*** impact that would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure XV-1:*** *The project sponsor (GVRD) shall develop and maintain a matrix of scheduled activities at McIntyre Ranch to ensure that a cumulative trip rate of 190 vehicle trips per day is not exceeded. Records of actual trips shall be maintained as project activities are implemented. The scheduling matrix shall be regularly reviewed, and updated at least annually with records of actual trips, to maintain its effectiveness as a means of managing trips to the McIntyre Ranch.*

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[43] LandPeople, *McIntyre Ranch Master Plan,* Draft December 22, 2008, Tables 3.1 and 3.2, pages 33 and 37.

[44] LandPeople, *McIntyre Ranch Master Plan*, Draft December 22, 2008, page 38.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	X	☐	☐

Explanation: See Item XV.a, above.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	X

Explanation: The proposed project would not affect air traffic patterns. There would be ***no impact.***

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	X	☐	☐

Explanation: As mentioned in Item XV.a, Existing Access and Traffic Volumes, above, St. Johns Mine Road is two lanes in width between Columbus Parkway and the last residence before the ranch, at which point the road narrows to essentially a one-lane driveway to and through the McIntyre Ranch.

As described in 8. Description of Project, St. Johns Mine Road Improvements, above, the Master Plan includes the following improvements to St. Johns Mine Road:

1. Trim vegetation and grade an embankment back slightly for sight distance.
2. Stripe or re-stripe the road to add white stripes on each side and a yellow centerline.
3. Re-pave and stripe the driveway access to the Ranch across the private property north of the project site.
4. Improve a base rock-surfaced carpool parking area approximately 20 feet by 120 feet on the south side of the road outside the first cattle guard near the intersection of St. Johns Mine Road and Columbus Parkway.

In addition to the St. Johns Mine Road improvements listed above, the transportation study made the following additional recommendations:

- For improvement No. 2 (Stripe or re-stripe the road to add white stripes on each side and a yellow centerline), a yellow centerline should be added in locations where the roadway width is a minimum of twenty-feet. Dirt and vegetation encroaching on the roadway should be cleared to the edge of the asphalt. If white edge lines are installed, the roadway should be maintained clear of dirt and vegetation so that the edge lines are visible.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

- For improvement No. 3 (Re-pave and stripe the driveway access to the Ranch across the private property north of the project site), a yellow centerline should only be installed if the roadway width is a minimum of twenty feet.

- For improvement No. 4 (Improve a base rock-surfaced carpool parking area), the area should be signed "Permit Parking for McIntyre Ranch Only – all other vehicles will be towed."

- 25 MPH pavement markings should be installed between the two cattle gates.

- Install a sign "No Thru Traffic to Hiddenbrooke". (Some online maps indicate that Hiddenbrooke can be reached via St. Johns Mine Road, even though there is no public access.)

As described in 8. Description of Project, On-Site Roads, above, the Master Plan includes the following improvements to on-site roads:

1. Apply to the Vallejo Fire Department for an exception to standards to allow a one lane driveway with turnouts at regular intervals, and to allow portions of the on-site circulation system to be base rock surfaced (rather than asphalt).
2. If allowed by the Vallejo Fire Department, construct driveway turnouts at regular intervals (e.g., 400 feet on center).
3. If a one-lane driveway is not allowed by the Vallejo Fire Department, widen the existing driveway and main access road up to the Main House to 20 feet, to facilitate public and emergency vehicle access.
4. Re-seal the existing on-site road system, including localized pothole repairs, following completion of other major construction.

In addition to the on-site road improvements listed above, the transportation study made the following additional recommendation:

- Install 15 MPH signs and pavement markings.

The impact of the proposed project on transportation safety is a ***potentially significant*** impact that would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measure.

> ***Mitigation Measure XV-2:*** *The project sponsor (GVRD) shall implement the following improvements to St. Johns Mine Road and onsite roads:*
>
> - *On St. Johns Mine Road, a yellow centerline shall be added in locations where the roadway width is a minimum of twenty-feet. Dirt and vegetation encroaching on the roadway shall be cleared to the edge of the asphalt. If white edge lines are installed, the roadway shall be maintained clear of dirt and vegetation so that the edge lines are visible.*

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

- *At the proposed base rock-surfaced carpool parking area feet on the south side of the road outside the first cattle guard near the intersection of St. Johns Mine Road and Columbus Parkway, install a sign "Permit Parking for McIntyre Ranch Only – all other vehicles will be towed."*
- *Install 25 MPH pavement markings on St. Johns Mine Road between the two cattle gates.*
- *Install a sign stating "No Thru Traffic to Hiddenbrooke" on St. Johns Mine Road.*
- *Install 15 MPH signs and pavement markings on onsite roads.*

e) Result in inadequate emergency access? ☐ X ☐ ☐

Explanation: As discussed in Items XV.a and XV.d, above, the proposed project, with mitigation, would not substantially affect local intersection operations, roadway operations, or transportation safety. Therefore, impacts on emergency access would be ***less than significant***.

f) Result in inadequate parking capacity? ☐ ☐ X ☐

Explanation: The proposed project would construct 22 parking spaces at the USGS facility; a parking lot at the central farm and equestrian area with spaces for 50 regular vehicles, or approximately eight regular vehicles plus approximately sixteen truck-horse trailer rigs; and 24 parking spaces near the Nature/Activity Center. These parking facilities were sized and located to serve the anticipated levels of use that would be generated by the project. Therefore, the impact on parking would be ***less than significant.***

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ☐ ☐ ☐ X

Explanation: The proposed project would not conflict with bus or bicycle transportation, or with any policies, plans, or programs supporting alternative transportation. There would be ***no impact.***

XVI. UTILITIES AND SERVICE SYSTEMS —

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	X	☐

Explanation: Wastewater treatment for the project site would be provided by a new septic system, as discussed in 8. Description of Project, Sewage System, above. Wastewater generated by McIntyre Ranch users, resident(s) of the caretaker's residence, and the USGS Western Ecological research Center, would consist of typical domestic wastewater that is not anticipated to exceed the RWQCB wastewater treatment requirements. The impact on wastewater treatment requirements would be ***less than significant***.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	X	☐	☐

Explanation: As discussed in 8. Description of Project, Water Supply and System, and Item VIII.b, above, water service to the project site would be provided either by the existing well on the site, or by a connection to the City of Vallejo water system. The project includes an engineering study and design for on-site water supply and delivery for fire and drinking water, to determine, among other factors, the potential impact on and sustainability of the ground water supply. In the event that onsite sources do not provide an adequate water supply, water would be supplied to the project via a connection to City water. Therefore, onsite water would only be used if it did not adversely affect the local aquifer.

If connection to City water is required, a new meter and water service lateral from the existing water main in St. Johns Mine Road would be installed along the existing access road to the project site. Because the pressure in the line would only be adequate to serve areas up to 460 feet in elevation, and the proposed facilities at McIntyre Ranch are at elevations from 500 to 600 feet, the City water would have to be pumped to the existing tank to provide adequate pressure.[45] The water demand of the project would not be substantial in relation to the supplies available to the City, and no new or expanded water supply facilities would be required other than extension of a lateral from St. Johns Mine Road to the project site. The project is below the minimum size for which a Water Supply Assessment (WSA), as defined in Senate Bill 610 (Chapter 643, Statutes of 2001), is required.

As described in 8. Description of Project, above, the project would include six or more gardens or pastures; a greenhouse; a new low-flow automatic irrigation system and new native, drought-tolerant planting around the Nature/Conference Center; and clearing and replacement of the non-native pines in the Pine Grove Area with native oaks and potentially bays. The drought-tolerant native plants would not require irrigation after they become established, and in any case the low-flow automatic irrigation system at the Nature/Conference Center would not constitute a significant use of water. However, the additional water use of the project, including potential gardens and irrigated pasture, is a ***potentially significant*** impact on the local aquifer or city water supplies, which would be reduced to a ***less than significant*** level by implementation of the following mitigation measure:

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[45] LandPeople, *McIntyre Ranch Master Plan,* Draft December 22, 2008, pages 51-52.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

Mitigation Measure XVI-1: *The project sponsor (GVRD) shall implement the following:*

- *Prepare an engineering study and design for on-site water supply and delivery for fire and drinking water, as described in 3.8 Utilities, Infrastructure and Services, B. Water Supply and System of the McIntyre Ranch Master Plan. The engineering study and design shall determine, but not be limited to, the potential impact of the proposed project, including potential pasture irrigation, on the ground water supply, and the sustainability of the groundwater supply incorporating the effect of drought years;*
- *All gardens shall employ water-efficient irrigation systems; and*
- *Irrigation of pastures shall be limited to a level that will not adversely affect the local aquifer, as determined by the engineering study and design for on-site water supply described in 3.8 Utilities, Infrastructure and Services, B. Water Supply and System of the McIntyre Ranch Master Plan.*

As discussed in 8. Description of Project, Sewage System, above, wastewater treatment for the project site would be provided by a new septic system. No other construction or expansion of public collection or treatment facilities would be required. The potential environmental impacts of the onsite septic system are evaluated in this IS/MND as part of the proposed project.

The proposed project would have a ***less than significant*** impact on wastewater treatment facilities.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	X	☐

Explanation: As discussed in Items VIII.c and VIII.d, above, the proposed project would not substantially or adversely alter the drainage pattern in the project area, and therefore would not require new or expanded drainage facilities. The project would have a ***less than significant*** impact.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	X	☐	☐

Explanation: See Item XVI.b, above.

e) Result in a determination by the wastewater treatment provider which serves or may serve the	☐	☐	X	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐

Explanation: See Items XVI.a and XVI.b, above.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	X	☐	☐

Explanation: Solid waste from Vallejo is hauled to the Devlin Road Transfer Station, located at 889 Devlin Road in American Canyon, where it is processed and then hauled to the Keller Canyon Landfill near Pittsburg in Contra Costa County. The Keller Canyon Landfill currently has an estimated 21 years of remaining capacity (closure date 2030).[46] Although solid waste generated by the construction and operation of the proposed project would be small in comparison to the total quantities disposed, landfill disposal capacity is a diminishing resource that is difficult and expensive to expand or develop at new sites, and project-generated waste would contribute to the exhaustion of the capacity of the Keller Canyon Landfill. Furthermore, the City of Vallejo, as are all jurisdictions in California, is legally obligated to divert 50 percent of the waste stream from disposal. This would be a ***potentially significant*** impact on landfill capacity, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measures.

> ***Mitigation Measure XVI-2:*** *Prior to the initiation of project construction, the project sponsor (GVRD) shall prepare a recycling plan to cover all phases of project construction. The recycling plan shall identify a strategy for handling all waste materials that will be generated during construction and demolition, in order to divert a minimum of 50 percent by weight. The project sponsor (GVRD) shall provide summary report of the diversion to the City.*
>
> ***Mitigation Measure XVI-3:*** *The trash receptacles provided with the project's picnic tables shall include separate containers for collection of recyclable materials such as glass, paper, plastic, and metal cans, and shall provide for the regular collection of these materials from the project site throughout the life of the project.*

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	X	☐	☐

Explanation: The proposed project would be required to comply with all laws and regulations pertaining to solid waste. The project's effect on landfill capacity is a ***potentially significant*** impact, which would be reduced to a ***less-than-significant*** level by implementation of the following mitigation measures.

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[46] California Integrated Waste Management Board, online Solid Waste Information System (SWIS), http://www.ciwmb.ca.gov/SWIS/07-AA-0032/Detail/, accessed 11 May 2009.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
☐	☐	☐	☐

Mitigation Measure XVI-4: *Implement Mitigation Measure XVI-2.*

Mitigation Measure XVI-5: *Implement Mitigation Measure XVI-3.*

XVII. MANDATORY FINDINGS OF SIGNIFICANCE —

a)	Does the project have the potential to 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, 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	☐	☐

Explanation: As discussed in Items III, IV, V, VI, VII, VIII, XI, and XVI, construction and/or operation of the proposed project could have adverse effects in the areas of air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and utilities and service systems. Mitigation Measures identified in Items III, IV, V, VI, VII, VIII, XI, and XVI would reduce all these potential impacts to less-than-significant levels.

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	☐

Explanation: Neither construction nor operation of the proposed project would have cumulatively considerable impacts.

c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	X	☐	☐

Explanation: Potential impacts on people are identified in this document in the discussions on air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and transportation/traffic (Items III, VI, VII, VIII, XI, and XV, respectively). Implementation Measures contained in this Initial Study and Mitigated Negative Declaration would reduce all these potential impacts to less-than-significant levels.

REPORT PREPARATION

This Initial Study and Mitigated Negative Declaration was prepared by Michael Kent & Associates, with biological analysis by the Environmental Collaborative, cultural resources analysis by Holman & Associates, historical resources analysis by Meg Scantlebury, and Traffic Analysis by Parisi Associates.

SUMMARY OF MITIGATION MEASURES

The following mitigation measures have been identified in this document to reduce potentially significant impacts to less–than–significant levels.

Air Quality:

Mitigation Measure III-1: *The project sponsor (GVRD) shall reduce the severity of project construction–period dust impacts by requiring implementation of the following dust control measures by contractors during construction:*

a) Watering shall be used twice daily to control dust generation at active construction areas, including excavation, grading, and site preparation activities.

b) Cover all trucks and earthmoving equipment hauling debris, soils, sand and other loose materials, or require all trucks and earthmoving equipment to maintain at least two feet of freeboard.

c) Use dust–proof chutes to load debris into trucks whenever feasible.

d) Pave, apply water three times daily, or apply (non–toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

e) Sweep daily (with water sweepers) all paved access roads, including affected public roads, parking areas, and staging areas at construction sites.

f) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

g) Require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

h) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

i) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to all stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

j) Limit traffic on unpaved roads to 15 mph.

k) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

l) Replant vegetation in disturbed areas as quickly as possible.

Biological Resources:

Mitigation Measure IV-1: *Any active raptor nests or other bird nests protected under the Migratory Bird Treaty Act in the vicinity of proposed grading, building demolition, and vegetation removal shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling initial grading, building demolition, and vegetation removal during the non-nesting period (i.e., September through February), or if this is not feasible, by conducting a pre-construction survey for bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:*

- *If grading and/or vegetation or structure removal is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction survey of both tree nesting and ground nesting raptors no more than 14 days prior to initiation of these activities to provide confirmation on presence or absence of active nests in the vicinity. This shall include both a daytime visual survey for raptors and other diurnal bird species, and a nighttime survey for nesting owls. Trees that have been surveyed and do not contain any active nests may be removed at any time, as long as they are not within the nest-setback zone of an active nest, in which case they shall remain until the nest tree is removed. An active nest would be indicated by one or more of the following:*

    1. *Incubation behavior of adults (e.g., regular periods of "disappearance" into the same location followed by short, secretive flights to forage).*

    2. *Extreme distress and alarm calls when in close vicinity of the nest tree.*

    3. *Observation of food being carried on the beak or talons to the nest.*

- *If active bird nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Game (CDFG) and implemented to prevent abandonment of the active nest. At a minimum, grading and vegetation/building removal near the nest shall be deferred until the young birds have fledged. A nest-setback zone, based on site conditions and proximity of the nest to existing and proposed development, shall be established within which all construction-related disturbance shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.*

- *If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either (a) not begun egg-laying and incubation, or (b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the project sponsor (GVRD) prior to initiation of grading and/or vegetation/building removal in the nest-setback zone.*

- *In addition, pre-construction surveys shall be conducted for burrowing owl within 30 days of project-related ground-disturbing activities throughout the year to determine whether any nesting owls are present and to provide for their protection during the active breeding season or passive relocation during the non-breeding*

season if nests are encountered. The surveys shall be conducted by a qualified wildlife biologist and shall comply with the latest version of the Burrowing Owl Protocol and Mitigation Guidelines.

- *Caretaker(s) and all other tenants at the McIntyre Ranch site shall be prohibited from keeping domestic cats.*

Mitigation Measure IV-2: *Prior to construction, the project sponsor (GVRD) shall develop and implement a management and interpretive program identifying the likelihood for occurrence of nesting raptors and other bird species considered to be a Species of Special Concern by the CDFG, roosting bats, Valley Elderberry Longhorn Beetle (VELB), callippe silverspot butterfly, and California red-legged frog. The interpretive program shall identify their protected status, describe their typical habitat characteristics and the sensitivity of the remaining natural habitat on the site and surrounding open space lands, explain the importance of avoiding sensitive habitat and individuals during critical dispersal or breeding/nesting periods, and require any future users of the site adhere to appropriate access restrictions where they could significantly disturb essential nesting, breeding, and foraging opportunities for special-status wildlife species.*

Mitigation Measure IV-3: *A Bat Mitigation Program shall be prepared and implemented by the project sponsor (GVRD) to avoid potential impacts to any roosting bats that may be present on the site. The Bat Mitigation Program shall be prepared by a qualified biologist and include maternity roost surveys of all structures on the site for both special-status and common bat species. The bat surveys shall be conducted prior to any building demolition or major remodeling, and shall include detailed surveys during the pupping period to confirm whether any maternity roosts are present on the site (preferably in June or July). The results of the maternity roost surveys shall be used in refining the following additional provisions of the Bat Mitigation Program.*

- *If bats are determined to be roosting in a particular structure, building demolition or major remodeling shall occur between February 15 to April 15 or from August 15 to October 15 to minimize the likelihood of disturbance to roosting bats during the winter roosting period when individuals are less active and more difficult to detect, and the critical pupping period (April 16 to August 14) when young cannot disperse.*

- *In addition to the maternity roost surveys conducted as part of the Bat Mitigation Program, a pre-construction survey for roosting bats shall be conducted by a qualified biologist within 14 days prior to any building demolition to confirm that no new roosts have become established on the site. To determine presence or absence of bats, the survey shall be conducted by a biologist with experience surveying for bats, focusing on the attic and less accessible areas of structures to be demolished. If no special-status bats are identified during the pre-construction survey(s), then no impacts to these bats would be expected to occur from demolition.*

- *If, however, any special-status bats are identified in any of the structure(s) proposed for removal, reproductive status shall be determined, and appropriate measures developed to allow for passive relocation through building exclusions and other methods. Additional recommendations may be made by the qualified*

bat specialist following the pre-demolition survey, such as opening the roof of the structures, monitoring of demolition, and other measures to avoid take of individual bats.

- *Restrictions on timing of demolition and conduct of the pre-construction survey(s) would prevent direct take of individuals or destruction of any maternity roost locations in active use. No immediate replacement of roosting habitat is currently recommended, unless warranted based on the results of the maternity roost survey recommended above. If a maternity roost or occupied roost is detected during the pre-construction survey(s), California Department of Fish and Game (CDFG) shall be notified and informally consulted to determine if protection measures are adequate and if replacement for loss of occupied habitat is required.*

Mitigation Measure IV-4: *The project sponsor (GVRD) shall develop and implement a detailed vegetation maintenance and management plan including the following features:*

a) Control of invasive species on the site including blue gum eucalyptus, acacia, elms, giant reed, pampas grass, sweet fennel, periwinkle, and cotoneaster, including those identified on Figures 2, 3, 4 and 5. These plants shall be removed as soon as possible and managed to enhance natural habitats on the site and to keep these invasive species from spreading into nearby habitat known to support callippe silverspot butterfly.
b) Minimization of disturbance to the remaining locations of native vegetative cover, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural drainages.
c) Procedures to protect existing native trees larger than 9 inches DBH on the site, as stipulated in Mitigation Measure IV-14.
d) For removal of native trees larger than 9 inches DBH, compensatory replacement as stipulated in Mitigation Measure IV-15.
e) Protection of all elderberry shrubs on the site, as identified in Figures 2, 3, 4, and 5.
f) Planting of native species to enhance areas of remaining native vegetative cover on the site, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural drainages.
i) Coordination with the vegetation management procedures for fire safety set forth in the McIntyre Ranch Master Plan, including removal of flammable brush and shrubs from within 40 feet of existing and proposed structures, and the trimming and removal program.
j) Implementation of the management and interpretive program called for in Mitigation Measure IV-2, which includes appropriate access restrictions away from essential habitat for callippe silverspot butterfly.

Mitigation Measure IV-5: *All use of herbicides in project construction and operation shall comply with the following restrictions and procedures:*

a) Chemical treatment of invasive species shall be carefully controlled according to the California Department of Pesticide Regulations and the Solano County Agricultural Commissioner using Best Management Practices to prevent exposure to facility users, employees, and tenants; avoid sensitive habitat; and utilize the most effective and appropriate products available at the time field work is performed.

b) *Trained professionals, with appropriate certification and licensing as a Pest Control Operator for use of non-restricted materials registered for use in Solano County, shall be employed to perform all herbicide applications. Best Management Practices shall be used during all herbicide applications, considering latest standards for products used for target species. Factors to be considered during herbicide application shall include wind and weather conditions, timing of initial and subsequent treatments, specific product and concentrations, and protection of habitat and native cover to be preserved or established on the site.*

c) *The public shall be notified of treatment areas prior to herbicide application through use of temporary signage posted no less than 24 hours in advance of application, identifying the product to be used, explaining health risks, and including a contact person and phone number to answer any questions. Signs shall be posted at the entrance to the McIntyre Ranch and the perimeter of any treatment area at 50-foot intervals or as necessary to visibly delineate the boundaries of the treatment area.*

Mitigation Measure IV-6: *Implement Mitigation Measures IV-2, IV-4 and IV-5.*

- ***Mitigation Measure IV-7:*** *A Mitigation Program for VELB shall be prepared to provide for the protection, replacement, and management of any habitat shown to be adversely affected by proposed development. Proposed grading and development shall be designed to avoid removal or adverse impacts on elderberry shrubs to provide compliance with the* U.S. Fish and Wildlife Service Conservation Guidelines *which recommend that a 100-foot buffer be established and maintained around elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level. Existing roadways may remain within this 100-foot buffer as long as there is no further incursion closer to the elderberry plants identified in Figures 2, 3, 4, and 5. Removal of invasive vegetation, installation of native habitat enhancement plantings, and other management activities shall be designed to avoid adverse impacts on the potential habitat the elderberry shrubs provide for VELB.*

Mitigation Measure IV-8: *Implement Mitigation Measures IV-2, IV-4 and IV-5, which would provide for appropriate habitat management, construction worker and visitor training, and interpretive programs necessary to protect important habitat areas and any individual California red-legged frogs in the remote instance that they disperse onto the site.*

Mitigation Measure IV-9: *The project sponsor (GVRD) shall informally consult with the U.S. Fish and Wildlife Service (USFWS) to determine whether the site is considered to be potential habitat for California red-legged frog (CRF), given that the area is contained within one of the Critical Habitat Units for this federally-threatened species. If the USFWS considers the site to be potential habitat for CRF, a Mitigation Program shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts on this species. The Mitigation Program shall be prepared in consultation with USFWS, California Department of Fish and Game (CDFG), and the U.S. Army Corps of Engineers (Corps) and shall provide for the protection, replacement, and management of habitat affected by the proposed project. If the USFWS concurs that the site is not potentially occupied habitat, then no additional mitigation for this species would be required unless preconstruction avoidance measures are still required by the USFWS.*

At minimum, the preconstruction provisions of the Mitigation Program shall include the following components and meet the following standards:

- *Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or major vegetation clearance to ensure that no individual CRF are lost during construction. The Mitigation Program shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRF are located until such time as the individual has either moved out of the disturbance zone or has been physically relocated by a Service-approved biologist legally authorized to handle the species.*

- *Monitor all vegetation clearing and grading activities within potential habitat for CRF by a Service-approved biologist. The Mitigation Program shall specify the duties of the Service-approved biologist.*

- *Train all construction personnel in CRF identification, habitat description, legal protective status, construction restrictions, and procedures to avoid unnecessary disturbance to potential habitat or incidental take of these species. The details of the training procedures shall be included as a component of the Mitigation Program.*

- *Install temporary exclusionary fencing prior to grading or major vegetation clearance where appropriate to keep CRF out of construction areas. The Mitigation Program shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance. The Mitigation Program shall require that the exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be inspected and maintained during the course of construction activities on the site.*

- *Define methods to minimize the potential for harassment or take of CRF and other listed and non-listed species as a result of increased human activity on the site associated with the project. This shall include an educational program for future residents and visitors, exclusionary fencing where necessary to protect any habitat considered essential to CRF and other listed species, and interpretive signage at access points into sensitive habitat areas.*

- *Caretaker(s) and all other tenants at the McIntyre Ranch site shall be prohibited from keeping domestic cats.*

Mitigation Measure IV-10: *The project sponsor (GVRD) shall ensure that:*

- *Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural areas on the site. Lighting shall be restricted to the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas;*

- *All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source;*

- *Future residents/occupants shall be prohibited from keeping cats and dogs on the site, and all pets visiting the site shall be controlled as required under Vallejo Municipal Code Section 7.24.010.*

- *Humans and pets shall be restricted outside sensitive habitat areas through installation of wildlife-friendly fencing and interpretive signage, except as required for maintenance and management activities.*

Mitigation Measure IV-11: *Prior to initiation of construction, the project sponsor (GVRD) shall retain a qualified wetland specialist to prepare a draft Wetland Delineation for the project site. The draft Wetland Delineation shall be prepared according to methodology used by the U.S. Army Corps of Engineers (Corps), and shall include an evaluation of the three ephemeral drainages to the west of the main house, and the larger drainage in the eastern portion of the site, as identified in Figures 4 and 5. The draft Wetland Delineation shall be verified by the U.S. Army Corps of Engineers (Corps). If the limits of jurisdictional waters (wetlands) on the project site cannot be completely avoided, all proposed modifications to regulated waters shall receive appropriate authorizations from regulatory agencies. Adequate mitigation shall be provided at a minimum 2:1 replacement ratio (wetlands removed to wetlands replaced), shall be designed to result in a net increase in acreage of waters on the site and improve the habitat functions and values through native enhancement plantings, and shall provide for a minimum of five years of maintenance and monitoring, with annual monitoring reports provided to the regulatory agencies during that period.*

Mitigation Measure IV-12: *Implement Mitigation Measure IV-5.*

Mitigation Measure IV-13: *As stipulated in Mitigation Measure VIII-1, the project sponsor (GVRD) shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to control construction-related erosion and sedimentation and, as stipulated in Mitigation Measure VIII-2, the project sponsor (GVRD) shall develop and implement a Stormwater Control Plan to control operational runoff from the project site.*

Mitigation Measure IV-14: *To protect native trees on the site, the following mitigation measures shall be implemented:*

- *All oak trees with trunk diameter larger than nine inches diameter at breast height (DBH) on the project site shall be mapped and preserved to the maximum extent feasible, including the two oaks near the site of the USGS Western Ecological Research Center.*

- *No construction activities such as trenching or operation of earth-moving equipment that might cause damage to the root systems of existing native trees to be protected shall be allowed.*

- *During construction, temporary flagging or staking shall be placed around existing native trees to be protected within 50 feet of proposed project construction. The temporary flagging or staking shall be installed at a distance equal to one-half of the canopy radius measured outward from the edge of the dripline. No disturbance, including grading, placement of fill material, storage of*

equipment, etc. shall occur within the designated protective zone for the duration of the project.

Mitigation Measure IV-15: *Where removal of any native tree larger than nine inches DBH is unavoidable, compensatory tree replacement shall occur at a 2:1 ratio (tree removed: tree replaced),consistent with Chapter 10.12 of the Vallejo Municipal Code.*

- *Replacement trees shall be at least fifteen gallons in size.*

- *Species selected for replacement plantings shall be resistant to Sudden Oak Death (SOD), caused by the pathogen* Phytophthora ramorum. *To the extent possible, the species of replacement trees shall correspond to the trees removed.*

- *Replacement trees shall be planted between November and January with nursery stock from local sources acclimated to conditions in Solano County. Replacement plantings shall be spaced adequately to grow without excessive competition for light, water or nutrients. Herbaceous material around the replacement plantings shall be cleared during the first three years as part of routine maintenance. The replacement trees shall be irrigated for three years and protected from browsing herbivores such as deer and cattle for the first three to five years using protective sleeves and fencing. Once the seedlings have reached a height of greater than seven feet, the browse protection shall be removed.*

- *Annual monitoring of the planted trees shall be conducted for five years from the time of planting. During this period, annual monitoring reports shall be completed and filed with the project sponsor (GVRD).*

Cultural Resources:

Mitigation Measure V-1: *Plans for all activities at the McIntyre Ranch project site which require building removal, grading and/or trenching, shall be reviewed by a qualified archaeologist. If recommended by the archaeologist based on the location and extent of ground disturbing activities, archaeological monitoring shall be conducted under a written Archaeological Monitoring Agreement. Such an Agreement shall provide for, at a minimum:*

a) Timely notification prior to any excavations;

b) Monitoring during all earth-moving or soil disturbing activities, however minor, until and unless the monitor determines that no impacts to potentially significant archaeological materials will occur;

c) Specific requirements that archaeological monitors be notified immediately if potentially significant archaeological resources are encountered anywhere in the absence of an onsite monitor;

d) Authority of the onsite archaeological monitor to halt excavations if potentially significant archaeological materials or human remains are encountered;

e) Time and space to record, photograph and map, recover, retrieve, and/or remove any archaeological materials and data during the construction process;

f) Time and funding for laboratory cleaning, cataloging, analysis, and preparation for permanent curation of any and all recovered data and materials after onsite monitoring ends; and

g) Time and funding for a Final Report of Findings, to incorporate data developed for this report as appropriate and data developed by monitoring and analysis; additional historical and/or archival research may also be warranted. In addition to reporting to the project sponsor (GVRD), copies of the Final Report must be submitted to the Northwest Information Center of the California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data, reports, and recovered materials are and will remain the property of the property owners.

Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough current scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to current professional standards, and the data shall be made available to other qualified researchers following completion of the Final Report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project-related impacts to resources.

Mitigation Measure V-2: *The project sponsor (GVRD) and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area.*

To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving responsible project personnel, both onsite and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigative activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological objects and data from the project area.

Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. The most common and recognizable evidence of prehistoric archaeological resources include faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials

older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.

Mitigation Measure V-3: *The project sponsor (GVRD) and contractors must be prepared to carry out the requirements of California State law with regards to the discovery of human remains during construction. In the event that any human remains are encountered during site disturbance, all ground–disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.*

Mitigation Measure V-4: *If any paleontological resources are encountered during site grading or other construction activities, all ground disturbance shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s).*

Geology and Soils:

Mitigation Measure VI-1: *All project improvements shall be designed in accordance with current earthquake resistance standards for the area as outlined in the California Building Code.*

Mitigation Measure VI-2: *The project sponsor (GVRD) shall retain a qualified geotechnical consultant to prepare a geotechnical study for all project structures, incorporating foundation design and engineering that is appropriate for local seismic conditions, expansive soils, and potential liquefaction.*

Mitigation Measure VI-3: *Implement Mitigation Measures VI-1 and VI-2.*

Mitigation Measure VI-4: *Implement Mitigation Measure VIII-1.*

Mitigation Measure VI-5: *Implement Mitigation Measure VIII-2.*

Mitigation Measure VI-6: *Prior to initiation of grading, the project sponsor (GVRD) shall obtain a grading permit from the City of Vallejo, and shall comply with all requirements of the grading permit.*

Mitigation Measure VI-7: *Implement Mitigation Measures VI-1 and VI-2.*

Mitigation Measure VI-8: *Implement Mitigation Measure VI-2.*

Mitigation Measure VI-9: *The project sponsor (GVRD) shall ensure that the project's septic system complies with all requirements of Chapter 6.4 Sewage Standards of the Solano County Code. If required by the Solano County Environmental Health Services Division to maintain the proper functioning of the disposal field in accordance with*

Section 6.4-80(g) of the Solano County Code, paddock uses shall be excluded from the area above the disposal field(s).

Hazardous Materials:

Mitigation Measure VII-1: *Implement Mitigation Measure VIII-1.*

Mitigation Measure VII-2: *Implement Mitigation Measure IV-5.*

Mitigation Measure VII-3: *The project sponsor (GVRD) shall retain a qualified consultant to perform a Phase I Environmental Site Assessment (ESA) for the site. The Phase I ESA shall include, but not be limited to, determination of the presence of an underground storage tank (UST) associated with the old glass bottle-type gasoline pump is located north of the barn, and lead contamination in soils.*

If the Phase I ESA determines that there is or may be an underground storage tank or tanks on the site, the project sponsor (GVRD) shall comply with the recommendations of the Phase I ESA regarding additional investigation, such as a Phase II Environmental Site Assessment, and/or disposition of the underground storage tank(s).

If an underground storage tank or tanks are located on the site, the project sponsor (GVRD), in coordination with the Solano County Department of Environmental Management, shall determine an appropriate disposition for the UST(s) (removal or abandonment in place). If required by the Solano County Department of Environmental Management, the project sponsor (GVRD) also shall retain a qualified environmental professional to assess the presence and extent of soil and/or groundwater contamination related to the underground storage tank (UST), in conformance with state and local guidelines and regulations.

If sampling identifies surface and/or subsurface contamination, the area shall be remediated in accordance with the standards, regulations, and determinations of local, state, and federal regulatory agencies. All earth-disturbing activities conducted during remediation shall comply with Mitigation Measures V-1 (which requires monitoring by a qualified archaeologist), V-2, V-3, and V-4. The project sponsor (GVRD) shall coordinate with the Solano County Department of Environmental Management and any other applicable regulatory agencies to adopt contaminant-specific remediation target levels. The excavated soil shall be removed and disposed of at an approved disposal facility.

If required by the Solano County Department of Environmental Management, the project sponsor (GVRD) shall prepare and implement a site-specific health and safety plan to mitigate potential hazards to construction workers and the general public during remediation. The health and safety plan shall meet the requirements of federal, state, and local environmental and worker safety laws. Specific information to be provided in the plan shall include identification of contaminants, potential hazards, material handling procedures, dust suppression methods, personal protection clothing and devices, controlled access to the site, health and safety training requirements, monitoring equipment to be used during remediation to verify health and safety of the workers and the public, measures to protect public health and safety, and emergency response procedures.

All reports and plans prepared in accordance with this mitigation measure shall be provided to the Solano County Department of Environmental Management and to any other appropriate agencies identified by the Solano County Department of Environmental Management. If the UST and/or contaminated soil is removed from the site, the project sponsor (GVRD) shall, after all hazardous materials have been removed and soil and groundwater analysis and other activities have been completed as appropriate, submit to the Solano County Department of Environmental Management (and any other agencies identified by the Solano County Department of Environmental Management) a report stating that the mitigation measure has been implemented. The report shall describe the steps taken to comply with the mitigation measure and include all verifying documentation. The report shall be certified by an REA or similarly qualified individual who states that the mitigation measure has been implemented, and specifying the actions that have been implemented.

Mitigation Measure VII-4: *Implement Mitigation Measure VII-3.*

Mitigation Measure VII-5: *Prior to demolition, renovation, or repair of any structure on the site, the structure(s) shall be assessed for the presence of any lead and asbestos containing materials by a qualified consultant. If present, these materials shall be removed by a qualified contractor, in compliance with all applicable laws and regulations.*

Mitigation Measure VII-6: *Implement Mitigation Measures VII-1, VII-2, VII-3, and VII-5.*

<u>Hydrology and Water Quality:</u>

Mitigation Measure VIII-1: *The project sponsor (GVRD) shall develop and implement a SWPPP for construction of the proposed project, as required by the SWRCB and San Francisco Bay Regional Water Quality Control Board (RWQCB). The SWPPP shall include, at a minimum, the following elements:*

- *Source identification;*
- *Preparation of a site map;*
- *Description of construction materials, practices, and equipment storage and maintenance;*
- *List of pollutants likely to contact storm water*
- *Estimate of the construction site area and percent impervious area;*
- *Erosion and sedimentation control practices, including soils stabilization, revegetation, and runoff control to limit increases in sediment in storm water runoff, such as detention basins, straw bales, silt fences, check dams, geofabrics, drainage swales, and sandbag dikes;*
- *Proposed construction dewatering plans;*
- *List of provisions to eliminate or reduce discharge of materials to storm water;*
- *Description of waste management practices; and*

- *Maintenance and training practices.*

Mitigation Measure VIII-2: *The project sponsor (GVRD) shall develop and implement a Stormwater Control Plan for the proposed project as required by applicable regulations, in compliance with Section C.3 of the RWQCB's NPDES permit governing discharges from the municipal storm drain systems. The Stormwater Control Plan shall include, at a minimum, the following elements:*

- *Description of site features and conditions that constrain, or provide opportunities for, stormwater control.*
- *Description of site design characteristics that protect natural resources.*
- *Description of site design characteristics, building features, and pavement selections that reduce imperviousness of the site.*
- *Tabulation of pervious and impervious area, showing self-retaining areas and areas tributary to each infiltration, treatment, or hydrograph modification BMP (Best Management Practice).*
- *Preliminary designs for each treatment or hydrograph modification management BMP.*
- *Identified pollutant source areas, including, but not limited to, equestrian activities producing manure and gardening/farming activities using biocides, and for each, the source control measure(s) used to reduce pollutants to the maximum extent practicable.*
- *Identification of any conflicts with codes or requirements or other anticipated obstacles to implementing the Stormwater Control Plan.*
- *General description of maintenance needs for treatment/hydrograph modification BMPs.*
- *Means by which BMP maintenance will be financed and implemented in perpetuity.*
- *Statement accepting responsibility for operation and maintenance of treatment BMPs.*

Mitigation Measure VIII-3: *Implement Mitigation Measure IV-5.*

Mitigation Measure VIII-4: *Implement the following Best Management Practices (BMPs) for manure management. If GVRD, the Solano Land Trust, and Pacific Gas and Electric Company enter into a cooperative management agreement, these BMPs shall be incorporated into that agreement.*

1. Remove manure regularly (daily is best) or keep manure under cover such that runoff does not come into contact with manure stockpiles.

a. Stalls, corrals and wash areas shall be cleaned and manure removed on a daily basis.

b. Paddocks shall be cleaned according to the following schedules:

i. During the summer dry season (April 15 to October 14): at least once per week.

ii. During the winter rainy season (October 15 to April 14): at least twice per week.
2. Provide temporary storage for manure that cannot be disposed of daily – about 15 cubic feet of storage per horse per week. Manure shall not be stored for more than one week on site.
3. Grade the area surrounding the manure storage area to prevent surface water from reaching the storage area.
4. Store horse waste on an impervious surface (a concrete pad or plastic tarp) and under cover (a roof or tarp) during rains to prevent leaching or runoff of pollutants.
5. Locate buildings, covered areas, high-use arenas, horse wash racks, and manure storage areas away from waterways and separated by buffer strips of vegetation to filter sediments and absorb nutrients in runoff.
6. Do not dump horse waste on the edge of, or directly into waterways.
7. Consider composting if conditions are suitable.

Mitigation Measure VIII-5: *Implement Mitigation Measures IV-13 and VIII-1.*

Noise

Mitigation Measure XI-1: *The project sponsor (GVRD) shall require the construction contractor(s) to:*

- *Use noise shielding and muffling devices on construction equipment that comply with all applicable standards and regulations; and*
- *Limit construction activity to the hours between 7 a.m. and 8 p.m., Monday through Friday.*

Transportation/Traffic

Mitigation Measure XV-1: *The project sponsor (GVRD) shall develop and maintain a matrix of scheduled activities at McIntyre Ranch to ensure that a cumulative trip rate of 190 vehicle trips per day is not exceeded. Records of actual trips shall be maintained as project activities are implemented. The scheduling matrix shall be regularly reviewed, and updated at least annually with records of actual trips, to maintain its effectiveness as a means of managing trips to the McIntyre Ranch.*

Mitigation Measure XV-2: *The project sponsor (GVRD) shall implement the following improvements to St. Johns Mine Road and onsite roads:*

- *On St. Johns Mine Road, a yellow centerline shall be added in locations where the roadway width is a minimum of twenty-feet. Dirt and vegetation encroaching on the roadway shall be cleared to the edge of the asphalt. If white edge lines are installed, the roadway shall be maintained clear of dirt and vegetation so that the edge lines are visible.*

- *At the proposed base rock-surfaced carpool parking area feet on the south side of the road outside the first cattle guard near the intersection of St. Johns Mine Road and Columbus Parkway, install a sign "Permit Parking for McIntyre Ranch Only – all other vehicles will be towed."*

- *Install 25 MPH pavement markings on St. Johns Mine Road between the two cattle gates.*

- *Install a sign stating "No Thru Traffic to Hiddenbrooke" on St. Johns Mine Road.*

- *Install 15 MPH signs and pavement markings on onsite roads.*

Utilities and Service Systems:

Mitigation Measure XVI-1: *The project sponsor (GVRD) shall implement the following:*

- *Prepare an engineering study and design for on-site water supply and delivery for fire and drinking water, as described in 3.8 Utilities, Infrastructure and Services, B. Water Supply and System of the McIntyre Ranch Master Plan. The engineering study and design shall determine, but not be limited to, the potential impact of the proposed project, including potential pasture irrigation, on the ground water supply, and the sustainability of the groundwater supply incorporating the effect of drought years;*
- *All gardens shall employ water-efficient irrigation systems; and*
- *Irrigation of pastures shall be limited to a level that will not adversely affect the local aquifer, as determined by the engineering study and design for on-site water supply described in 3.8 Utilities, Infrastructure and Services, B. Water Supply and System of the McIntyre Ranch Master Plan.*

Mitigation Measure XVI-2: *Prior to the initiation of project construction, the project sponsor (GVRD) shall prepare a recycling plan to cover all phases of project construction. The recycling plan shall identify a strategy for handling all waste materials that will be generated during construction and demolition, in order to divert a minimum of 50 percent by weight. The project sponsor (GVRD) shall provide summary report of the diversion to the City.*

Mitigation Measure XVI-3: *The trash receptacles provided with the project's picnic tables shall include separate containers for collection of recyclable materials such as glass, paper, plastic, and metal cans, and shall provide for the regular collection of these materials from the project site throughout the life of the project.*

Mitigation Measure XVI-4: *Implement Mitigation Measure XVI-2.*

Mitigation Measure XVI-5: *Implement Mitigation Measure XVI-3.*

APPENDIX A

Mitigation Monitoring and Reporting Program

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM –McINTYRE RANCH MASTER PLAN

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
AIR QUALITY						
Project Construction-Period Dust and Diesel Exhaust Impacts	**Mitigation Measure III-1:** The project sponsor (GVRD) shall reduce the severity of project construction–period dust impacts by requiring implementation of the following dust control measures by contractors during construction: • Watering shall be used twice daily to control dust generation at active construction areas, including excavation, grading, and site preparation activities. • Cover all trucks and earthmoving equipment hauling debris, soils, sand and other loose materials, or require all trucks and earthmoving equipment to maintain at least two feet of freeboard. • Use dust–proof chutes to load debris into trucks whenever feasible. • Pave, apply water three times daily, or apply (non–toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers) all paved access roads, including affected public roads, parking areas, and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • Require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to all stockpiles of debris, soil, sand, or other materials that can be blown by the wind. • Limit traffic on unpaved roads to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public	Greater Vallejo Recreation District	City of Vallejo	Condition of grading permit approval; field verify implementation during grading and construction		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	roadways. • Replant vegetation in disturbed areas as quickly as possible.					
BIOLOGICAL RESOURCES						
Raptors and Other Bird Species of Special Concern	**Mitigation Measure IV-1:** Any active raptor nests or other bird nests protected under the Migratory Bird Treaty Act in the vicinity of proposed grading, building demolition, and vegetation removal shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling initial grading, building demolition, and vegetation removal during the non-nesting period (i.e., September through February), or if this is not feasible, by conducting a pre-construction survey for bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following: • If grading and/or vegetation or structure removal is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction survey of both tree nesting and ground nesting raptors no more than 14 days prior to initiation of these activities to provide confirmation on presence or absence of active nests in the vicinity. This shall include both a daytime visual survey for raptors and other diurnal bird species, and a nighttime survey for nesting owls. Trees that have been surveyed and do not contain any active nests may be removed at any time, as long as they are not within the nest-setback zone of an active nest, in which case they shall remain until the nest tree is removed. An active nest would be indicated by one or more of the following: 1. Incubation behavior of adults (e.g., regular periods of "disappearance" into the same location followed by short, secretive flights to forage). 2. Extreme distress and alarm calls when in close vicinity of the nest tree. 3. Observation of food being carried on the beak or talons to the nest. • If active bird nests are encountered, species-	Greater Vallejo Recreation District	City of Vallejo	Condition of Site Development Permit (which includes Tree Removal Permit) Pre-construction survey for nests: Within 14 days prior to the initiation of any grading, building demolition, or vegetation removal that occurs during March through August Nest avoidance: As determined by biologist in consultation with CDFG Pre-construction survey for burrowing owl: Within 30 days of project-related ground-disturbing activities throughout the year Ranch tenants prohibited from keeping cats: Ongoing during project operation		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Game (CDFG) and implemented to prevent abandonment of the active nest. At a minimum, grading and vegetation/building removal near the nest shall be deferred until the young birds have fledged. A nest-setback zone, based on site conditions and proximity of the nest to existing and proposed development, shall be established within which all construction-related disturbance shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area. • If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either (a) not begun egg-laying and incubation, or (b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the project sponsor (GVRD) prior to initiation of grading and/or vegetation/building removal in the nest-setback zone. • In addition, pre-construction surveys shall be conducted for burrowing owl within 30 days of project-related ground-disturbing activities throughout the year to determine whether any nesting owls are present and to provide for their protection during the active breeding season or passive relocation during the non-breeding season if nests are encountered. The surveys shall be conducted by a qualified wildlife biologist and shall comply with the latest version of the *Burrowing Owl Protocol and Mitigation Guidelines*. • Caretaker(s) and all other tenants at the McIntyre Ranch site shall be prohibited from keeping domestic cats.					
	Mitigation Measure IV-2: Prior to construction, the project sponsor (GVRD) shall develop and implement a management and interpretive program identifying the likelihood for occurrence of nesting raptors and other bird species considered to be a Species of Special Concern by the CDFG, roosting	Greater Vallejo Recreation District	City of Vallejo	Preparation of Plan: Prior to construction Implementation of Plan: Ongoing during project operation		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	bats, Valley Elderberry Longhorn Beetle (VELB), callippe silverspot butterfly, and California red-legged frog. The interpretive program shall identify their protected status, describe their typical habitat characteristics and the sensitivity of the remaining natural habitat on the site and surrounding open space lands, explain the importance of avoiding sensitive habitat and individuals during critical dispersal or breeding/nesting periods, and require any future users of the site adhere to appropriate access restrictions where they could significantly disturb essential nesting, breeding, and foraging opportunities for special-status wildlife species.					
Bats	**Mitigation Measure IV-3:** A Bat Mitigation Program shall be prepared and implemented by the project sponsor (GVRD) to avoid potential impacts to any roosting bats that may be present on the site. The Bat Mitigation Program shall be prepared by a qualified biologist and include maternity roost surveys of all structures on the site for both special-status and common bat species. The bat surveys shall be conducted prior to any building demolition or major remodeling, and shall include detailed surveys during the pupping period to confirm whether any maternity roosts are present on the site (preferably in June or July). The results of the maternity roost surveys shall be used in refining the following additional provisions of the Bat Mitigation Program. • If bats are determined to be roosting in a particular structure, building demolition or major remodeling shall occur between February 15 to April 15 or from August 15 to October 15 to minimize the likelihood of disturbance to roosting bats during the winter roosting period when individuals are less active and more difficult to detect, and the critical pupping period (April 16 to August 14) when young cannot disperse. • In addition to the maternity roost surveys conducted as part of the Bat Mitigation Program, a pre-construction survey for roosting bats shall be conducted by a qualified biologist within 14 days prior to any building demolition to confirm that no new roosts have become established on the site. To determine presence or absence of bats, the survey shall be conducted by a biologist with	Greater Vallejo Recreation District	City of Vallejo	Preparation of Bat Mitigation Program: Prior to building demolition or remodeling Maternity Roost Survey: Prior to building demolition and major remodeling (If bats are roosting) Building remodeling and demolition: Between February 15 and April 15, or from August 15 to October 15 Pre-construction survey for roosting bats: Within 14 days prior to building demolition (If required) Passive relocation: As determined by pre-demolition survey (If required) Notification of CDFG: Prior to construction		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	experience surveying for bats, focusing on the attic and less accessible areas of structures to be demolished. If no special-status bats are identified during the pre-construction survey(s), then no impacts to these bats would be expected to occur from demolition. • If, however, any special-status bats are identified in any of the structure(s) proposed for removal, reproductive status shall be determined, and appropriate measures developed to allow for passive relocation through building exclusions and other methods. Additional recommendations may be made by the qualified bat specialist following the pre-demolition survey, such as opening the roof of the structures, monitoring of demolition, and other measures to avoid take of individual bats. • Restrictions on timing of demolition and conduct of the pre-construction survey(s) would prevent direct take of individuals or destruction of any maternity roost locations in active use. No immediate replacement of roosting habitat is currently recommended, unless warranted based on the results of the maternity roost survey recommended above. If a maternity roost or occupied roost is detected during the pre-construction survey(s), California Department of Fish and Game (CDFG) shall be notified and informally consulted to determine if protection measures are adequate and if replacement for loss of occupied habitat is required.					
Callippe silverspot butterfly	**Mitigation Measure IV-4:** The project sponsor (GVRD) shall develop and implement a detailed vegetation maintenance and management plan including the following features: a) Control of invasive species on the site including blue gum eucalyptus, acacia, elms, giant reed, pampas grass, sweet fennel, periwinkle, and cotoneaster, including those identified on Figures 2, 3,4 and 5. These plants shall be removed as soon as possible and managed to enhance natural habitats on the site and to keep these invasive species from spreading into nearby habitat known to support callippe silverspot butterfly. b) Minimization of disturbance to the remaining locations of native vegetative cover, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural	Greater Vallejo Recreation District	City of Vallejo	Preparation of Plan: Prior to construction Implementation of Plan: Ongoing during project operation Protection and replacement of native trees: see Mitigation Measures IV-16 and IV-17		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	drainages. c) Procedures to protect existing native trees larger than 9 inches DBH on the site, as stipulated in Mitigation Measure IV-14. d) For removal of native trees larger than 9 inches DBH, compensatory replacement as stipulated in Mitigation Measure IV-15. e) Protection of all elderberry shrubs on the site, as identified in Figures 2, 3, 4, and 5. f) Planting of native species to enhance areas of remaining native vegetative cover on the site, including the scattered oaks, the stands of native grasslands along the southern edge of the site, and the natural drainages. g) Coordination with the vegetation management procedures for fire safety set forth in the McIntyre Ranch Master Plan, including removal of flammable brush and shrubs from within 40 feet of existing and proposed structures, and the trimming and removal program. h) Implementation of the management and interpretive program called for in Mitigation Measure IV-2, which includes appropriate access restrictions away from essential habitat for callippe silverspot butterfly.					
	Mitigation Measure IV-5: All use of herbicides in project construction and operation shall comply with the following restrictions and procedures: a) Chemical treatment of invasive species shall be carefully controlled according to the California Department of Pesticide Regulations and the Solano County Agricultural Commissioner using Best Management Practices to prevent exposure to facility users, employees, and tenants; avoid sensitive habitat; and utilize the most effective and appropriate products available at the time field work is performed. b) Trained professionals, with appropriate certification and licensing as a Pest Control Operator for use of non-restricted materials registered for use in Solano County, shall be employed to perform all herbicide applications. Best Management Practices shall be used during all herbicide applications, considering latest standards for products used for target species. Factors to be considered during herbicide application shall include wind and weather conditions, timing of initial and subsequent	Greater Vallejo Recreation District	City of Vallejo	Condition of Site Development Permit Herbicide use during construction: Field verify during construction Herbicide use during operation: Ongoing during project operation		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	treatments, specific product and concentrations, and protection of habitat and native cover to be preserved or established on the site. c) The public shall be notified of treatment areas prior to herbicide application through use of temporary signage posted no less than 24 hours in advance of application, identifying the product to be used, explaining health risks, and including a contact person and phone number to answer any questions. Signs shall be posted at the entrance to the McIntyre Ranch and the perimeter of any treatment area at 50-foot intervals or as necessary to visibly delineate the boundaries of the treatment area.					
Valley Elderberry Longhorn Beetle	**Mitigation Measure IV-6:** Implement Mitigation Measures IV-2, IV-4 and IV-5.	See Mitigation Measures IV-2, IV-4 and IV-5	See Mitigation Measures IV-2, IV-4 and IV-5	See Mitigation Measures IV-2, IV-4 and IV-5		
	Mitigation Measure IV-7: A Mitigation Program for VELB shall be prepared to provide for the protection, replacement, and management of any habitat shown to be adversely affected by proposed development. Proposed grading and development shall be designed to avoid removal or adverse impacts on elderberry shrubs to provide compliance with the *U.S. Fish and Wildlife Service Conservation Guidelines,*[1] which recommend that a 100-foot buffer be established and maintained around elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level. Existing roadways may remain within this 100-foot buffer as long as there is no further incursion closer to the elderberry plants identified in Figures 2, 3, 4, and 5. Removal of invasive vegetation, installation of native habitat enhancement plantings, and other management activities shall be designed to avoid adverse impacts on the potential habitat the elderberry shrubs provide for VELB.	Greater Vallejo Recreation District	City of Vallejo	Preparation of Mitigation Program: Prior to construction Implementation of Mitigation Program: Field verify during construction		
California red-legged frog	**Mitigation Measure IV-8:** Implement Mitigation Measures IV-2, IV-4 and IV-5, which would provide for appropriate habitat management, construction worker and visitor training, and interpretive programs necessary to protect important habitat areas and any individual California red-legged frogs in the remote instance that they disperse onto the site.	See Mitigation Measures IV-2, IV-4, and IV-5	See Mitigation Measures IV-2, IV-4, and IV-5	See Mitigation Measures IV-2, IV-4, and IV-5		

[1] U.S. Fish and Wildlife Service, 1999, *Conservation Guidelines for Valley Elderberry Longhorn Beetle*, Sacramento, California.

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	Mitigation Measure IV-9: The project sponsor (GVRD) shall informally consult with the U.S. Fish and Wildlife Service (USFWS) to determine whether the site is considered to be potential habitat for California red-legged frog (CRF), given that the area is contained within one of the Critical Habitat Units for this federally-threatened species. If the USFWS considers the site to be potential habitat for CRF, a Mitigation Program shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts on this species. The Mitigation Program shall be prepared in consultation with USFWS, California Department of Fish and Game (CDFG), and the U.S. Army Corps of Engineers (Corps) and shall provide for the protection, replacement, and management of habitat affected by the proposed project. If the USFWS concurs that the site is not potentially occupied habitat, then no additional mitigation for this species would be required unless preconstruction avoidance measures are still required by the USFWS. At minimum, the preconstruction provisions of the Mitigation Program shall include the following components and meet the following standards: • Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or major vegetation clearance to ensure that no individual CRF are lost during construction. The Mitigation Program shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRF are located until such time as the individual has either moved out of the disturbance zone or has been physically relocated by a Service-approved biologist legally authorized to handle the species. • Monitor all vegetation clearing and grading activities within potential habitat for CRF by a Service-approved biologist. The Mitigation Program shall specify the duties of the Service-approved biologist. • Train all construction personnel in CRF identification, habitat description, legal protective status, construction restrictions, and procedures to avoid unnecessary disturbance to potential habitat or incidental take of these species. The details of	Greater Vallejo Recreation District	City of Vallejo	Agency consultation, (if required) preparation of Mitigation Program: Condition of Site Development Permit and prior to construction (If required) Pre-construction surveys, construction personnel training, and temporary fencing: Prior to construction (If required) Monitoring: during construction (If required) Methods to minimize harassment or take of listed and non-listed species during project operation, and ranch tenants prohibited from keeping cats: Ongoing during project operation		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	the training procedures shall be included as a component of the Mitigation Program. • Install temporary exclusionary fencing prior to grading or major vegetation clearance where appropriate to keep CRF out of construction areas. The Mitigation Program shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance. The Mitigation Program shall require that the exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be inspected and maintained during the course of construction activities on the site. • Define methods to minimize the potential for harassment or take of CRF and other listed and non-listed species as a result of increased human activity on the site associated with the project. This shall include an educational program for future residents and visitors, exclusionary fencing where necessary to protect any habitat considered essential to CRF and other listed species, and interpretive signage at access points into sensitive habitat areas. • Caretaker(s) and all other tenants at the McIntyre Ranch site shall be prohibited from keeping domestic cats.					
Sensitive Habitats	**Mitigation Measure IV-10:** The project sponsor (GVRD) shall ensure that: • Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural areas on the site. Lighting shall be restricted to the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas; • All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source; • Future residents/occupants shall be prohibited from keeping cats and dogs on the site, and all pets	Greater Vallejo Recreation District	City of Vallejo	Lighting design: Condition of Site Development Permit and building permit; field verify during construction Pet management, solid waste maintained in closed containers: Ongoing during project operation Fencing and signage for habitat: Prior to construction		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	visiting the site shall be controlled as required under Vallejo Municipal Code Section 7.24.010. • Humans and pets shall be restricted outside sensitive habitat areas through installation of wildlife-friendly fencing and interpretive signage, except as required for maintenance and management activities.					
Wetlands	**Mitigation Measure IV-11:** Prior to initiation of construction, the project sponsor (GVRD) shall retain a qualified wetland specialist to prepare a draft Wetland Delineation for the project site. The draft Wetland Delineation shall be prepared according to methodology used by the U.S. Army Corps of Engineers (Corps), and shall include an evaluation of the three ephemeral drainages to the west of the main house, and the larger drainage in the eastern portion of the site, as identified in Figures 4 and 5. The draft Wetland Delineation shall be verified by the U.S. Army Corps of Engineers (Corps). If the limits of jurisdictional waters (wetlands) on the project site cannot be completely avoided, all proposed modifications to regulated waters shall receive appropriate authorizations from regulatory agencies. Adequate mitigation shall be provided at a minimum 2:1 replacement ratio (wetlands removed to wetlands replaced), shall be designed to result in a net increase in acreage of waters on the site and improve the habitat functions and values through native enhancement plantings, and shall provide for a minimum of five years of maintenance and monitoring, with annual monitoring reports provided to the regulatory agencies during that period.	Greater Vallejo Recreation District	U.S. Army Corps of Engineers	Wetland Delineation: Prior to construction (If required) Authorization for modification of regulated waters: Prior to construction (If required) Wetland replacement: Prior to issuance of certificate of occupancy (If required) Monitoring of replacement wetlands and reports to regulatory agencies: Annually for five years		
	Mitigation Measure IV-12: Implement Mitigation Measure IV-5.	See Mitigation Measure IV-5	See Mitigation Measure IV-5	See Mitigation Measure IV-5		
	Mitigation Measure IV-13: As stipulated in Mitigation Measure VIII-1, the project sponsor (GVRD) shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to control construction-related erosion and sedimentation and, as stipulated in Mitigation Measure VIII-2, the project sponsor (GVRD) shall develop and implement a Stormwater Control Plan to control operational runoff from the project site.	See Mitigation Measures VIII-1 and VIII-2	See Mitigation Measures VIII-1 and VIII-2	See Mitigation Measures VIII-1 and VIII-2		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Native Trees	**Mitigation Measure IV-14:** To protect native trees on the site, the following mitigation measures shall be implemented: • All oak trees with trunk diameter larger than nine inches diameter at breast height (DBH) on the project site shall be mapped and preserved to the maximum extent feasible, including the two oaks near the site of the USGS Western Ecological Research Center. • No construction activities such as trenching or operation of earth-moving equipment that might cause damage to the root systems of existing native trees to be protected shall be allowed. • During construction, temporary flagging or staking shall be placed around existing native trees to be protected within 50 feet of proposed project construction. The temporary flagging or staking shall be installed at a distance equal to one-half of the canopy radius measured outward from the edge of the dripline. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protective zone for the duration of the project.	Greater Vallejo Recreation District	City of Vallejo	Condition of grading and building permits; field verify during construction		
	Mitigation Measure IV-15: Where removal of any native tree larger than nine inches DBH is unavoidable, compensatory tree replacement shall occur at a 2:1 ratio (tree removed: tree replaced), consistent with Chapter 10.12 of the Vallejo Municipal Code. • Replacement trees shall be at least fifteen gallons in size. • Species selected for replacement plantings shall be resistant to Sudden Oak Death (SOD), caused by the pathogen *Phytophthora ramorum*. To the extent possible, the species of replacement trees shall correspond to the trees removed.[2] • Replacement trees shall be planted between November and January with nursery stock from local sources acclimated to conditions in Solano	Greater Vallejo Recreation District	City of Vallejo	Condition of grading and building permits; field verify during construction Tree planting: November through January Monitoring: Annually for five years after planting		

[2] Despite the wide host range of *P. ramorum*, oaks in the white oak sub-genus of Quercus, including blue oak (*Q. douglassii*), valley oak (*Q. lobata*), and Oregon white oak (*Q. garryana*) do not appear to be susceptible to *P. ramorum* and SOD. No species in the white oak group have been found with the disease in the field in California, Oregon, or Europe. As such, it appears that native blue oak, valley oak, and the Oregon white oak may be suitable replacement trees to compensate for the loss of individual coast live oak, black oak, madrone, or California bay laurel trees in *P. ramorum*-infested areas.

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	County. Replacement plantings shall be spaced adequately to grow without excessive competition for light, water or nutrients. Herbaceous material around the replacement plantings shall be cleared during the first three years as part of routine maintenance. The replacement trees shall be irrigated for three years and protected from browsing herbivores such as deer and cattle for the first three to five years using protective sleeves and fencing. Once the seedlings have reached a height of greater than seven feet, the browse protection shall be removed. • Annual monitoring of the planted trees shall be conducted for five years from the time of planting. During this period, annual monitoring reports shall be completed and filed with the project sponsor (GVRD).					
CULTURAL RESOURCES						
Buried Archaeological Resources and Human Remains	**Mitigation Measure V-1:** Plans for all activities at the McIntyre Ranch project site which require building removal, grading and/or trenching, shall be reviewed by a qualified archaeologist. If recommended by the archaeologist based on the location and extent of ground disturbing activities, archaeological monitoring shall be conducted under a written Archaeological Monitoring Agreement. Such an Agreement shall provide for, at a minimum: a) Timely notification prior to any excavations; b) Monitoring during all earth-moving or soil disturbing activities, however minor, until and unless the monitor determines that no impacts to potentially significant archaeological materials will occur; c) Specific requirements that archaeological monitors be notified immediately if potentially significant archaeological resources are encountered anywhere in the absence of an onsite monitor; d) Authority of the onsite archaeological monitor to halt excavations if potentially significant archaeological materials or human remains are encountered;	Greater Vallejo Recreation District	City of Vallejo	Condition of grading permit approval; field verify during grading and construction		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	e) Time and space to record, photograph and map, recover, retrieve, and/or remove any archaeological materials and data during the construction process; f) Time and funding for laboratory cleaning, cataloging, analysis, and preparation for permanent curation of any and all recovered data and materials after onsite monitoring ends; and g) Time and funding for a Final Report of findings, to incorporate data developed for this report as appropriate and data developed by monitoring and analysis; additional historical and/or archival research may also be warranted. In addition to reporting to the project sponsor (GVRD), copies of the Final Report must be submitted to the Northwest Information Center of the California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data, reports, and recovered materials are and will remain the property of the property owners. Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough current scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to current professional standards, and the data shall be made available to other qualified researchers following completion of the Final Report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project-related impacts to resources.					

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	Mitigation Measure V-2: The project sponsor (GVRD) and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area. To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving responsible project personnel, both onsite and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigative activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological objects and data from the project area. Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. The most common and recognizable evidence of prehistoric archaeological resources include faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.	Greater Vallejo Recreation District	City of Vallejo	Pre-Construction Meeting: Prior to initiation of construction Monitoring: Condition of grading permit approval; field verify during grading and construction		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	Mitigation Measure V-3: The project sponsor (GVRD) and contractors must be prepared to carry out the requirements of California State law with regards to the discovery of human remains during construction. In the event that any human remains are encountered during site disturbance, all ground–disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.	Greater Vallejo Recreation District	City of Vallejo	Condition of grading permit approval; field verify during grading and construction		
Disturbance of Paleontological Resources	**Mitigation Measure V-4:** If any paleontological resources are encountered during site grading or other construction activities, all ground disturbance shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s).	Greater Vallejo Recreation District	City of Vallejo	Condition of grading permit approval; field verify during grading and construction		
GEOLOGY AND SOILS						
Strong seismic ground shaking	**Mitigation Measure VI-1:** All project improvements shall be designed in accordance with current earthquake resistance standards for the area as outlined in the California Building Code.	Greater Vallejo Recreation District	City of Vallejo	Condition of building permit approval		
	Mitigation Measure VI-2: The project sponsor (GVRD) shall retain a qualified geotechnical consultant to prepare a geotechnical study for all project structures, incorporating foundation design and engineering that is appropriate for local seismic conditions, expansive soils, and potential liquefaction.	Greater Vallejo Recreation District	City of Vallejo	Condition of building permit approval		
Seismic-related ground failure	**Mitigation Measure VI-3:** Implement Mitigation Measures VI-1 and VI-2.	See Mitigation Measures VI-1 and VI-2	See Mitigation Measures VI-1 and VI-2	See Mitigation Measures VI-1 and VI-2		
Erosion	**Mitigation Measure VI-4:** Implement Mitigation Measure VIII-1.	See Mitigation Measure VIII-1	See Mitigation Measure VIII-1	See Mitigation Measure VIII-1		
	Mitigation Measure VI-5: Implement Mitigation Measure VIII-2.	See Mitigation Measure VIII-2	See Mitigation Measure VIII-2	See Mitigation Measure VIII-2		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	Mitigation Measure VI-6: Prior to initiation of grading, the project sponsor (GVRD) shall obtain a grading permit from the City of Vallejo, and shall comply with all requirements of the grading permit.	Greater Vallejo Recreation District	City of Vallejo	Condition of grading permit approval; field verify during grading		
Geologic Instability	**Mitigation Measure VI-7:** Implement Mitigation Measures VI-1 and VI-2.	See Mitigation Measures VI-1 and VI-2	See Mitigation Measures VI-1 and VI-2	See Mitigation Measures VI-1 and VI-2		
Expansive Soil	**Mitigation Measure VI-8:** Implement Mitigation Measure VI-2.	See Mitigation Measure VI-2	See Mitigation Measure VI-2	See Mitigation Measure VI-2		
Soil Impacts of Septic Systems	**Mitigation Measure VI-9:** The project sponsor (GVRD) shall ensure that the project's septic system complies with all requirements of Chapter 6.4 Sewage Standards of the Solano County Code. If required by the Solano County Environmental Health Services Division to maintain the proper functioning of the disposal field in accordance with Section 6.4-80(g) of the Solano County Code, paddock uses shall be excluded from the area above the disposal field.	Greater Vallejo Recreation District	County of Solano Environmental Health Services Division	Compliance with Solano County Code: Condition of septic tank permit approval Exclusion of paddock uses (if required): Ongoing during operation		
HAZARDS AND HAZARDOUS MATERIALS						
Hazardous Materials Use During Construction	**Mitigation Measure VII-1:** Implement Mitigation Measure VIII-1.	See Mitigation Measure VIII-1	See Mitigation Measure VIII-1	See Mitigation Measure VIII-1		
Herbicides	**Mitigation Measure VII-2:** Implement Mitigation Measure IV-5.	See Mitigation Measure IV-5	See Mitigation Measure IV-5	See Mitigation Measure IV-5		
Underground Storage Tank	**Mitigation Measure VII-3:** The project sponsor (GVRD) shall retain a qualified consultant to perform a Phase I Environmental Site Assessment (ESA) for the site. The Phase I ESA shall include, but not be limited to, determination of the presence of an underground storage tank (UST) associated with the old glass bottle-type gasoline pump is located north of the barn, and lead contamination in soils. If the Phase I ESA determines that there is or may be an underground storage tank or tanks on the site, the project sponsor (GVRD) shall comply with the recommendations of the Phase I ESA regarding additional investigation, such as a Phase II Environmental Site Assessment, and/or disposition of the underground storage tank(s). If an underground storage tank or tanks are located	Greater Vallejo Recreation District	Solano County Department of Environmental Management, California Department of Toxic Substances Control (DTSC)	Phase I ESA: Prior to construction Phase II ESA (if required): Prior to construction Removal of UST, soil sampling, and/or soil and groundwater remediation (if required): As determined by Solano County Department of Environmental Management and DTSC Preparation and		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	on the site, the project sponsor (GVRD), in coordination with the Solano County Department of Environmental Management, shall determine an appropriate disposition for the UST(s) (removal or abandonment in place). If required by the Solano County Department of Environmental Management, the project sponsor (GVRD) also shall retain a qualified environmental professional to assess the presence and extent of soil and/or groundwater contamination related to the underground storage tank (UST), in conformance with state and local guidelines and regulations. If sampling identifies surface and/or subsurface contamination, the area shall be remediated in accordance with the standards, regulations, and determinations of local, state, and federal regulatory agencies. All earth-disturbing activities conducted during remediation shall comply with Mitigation Measures V-1 (which requires monitoring by a qualified archaeologist), V-2, V-3, and V-4. The project sponsor (GVRD) shall coordinate with the Solano County Department of Environmental Management and any other applicable regulatory agencies to adopt contaminant-specific remediation target levels. The excavated soil shall be removed and disposed of at an approved disposal facility. If required by the Solano County Department of Environmental Management, the project sponsor (GVRD) shall prepare and implement a site-specific health and safety plan to mitigate potential hazards to construction workers and the general public during remediation. The health and safety plan shall meet the requirements of federal, state, and local environmental and worker safety laws. Specific information to be provided in the plan shall include identification of contaminants, potential hazards, material handling procedures, dust suppression methods, personal protection clothing and devices, controlled access to the site, health and safety training requirements, monitoring equipment to be used during remediation to verify health and safety of the workers and the public, measures to protect public health and safety, and emergency response procedures. All reports and plans prepared in accordance with this mitigation measure shall be provided to the Solano County Department of Environmental Management and to any other appropriate agencies			Implementation of Site Mitigation Plan, and Handling, Hauling, and Disposal Practices (if required): As determined by Solano County Department of Environmental Management Closure/ Certification Report: After UST removal activities are completed and prior to issuance of a certificate of occupancy		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	identified by the Solano County Department of Environmental Management. If the UST and/or contaminated soil is removed from the site, the project sponsor (GVRD) shall, after all hazardous materials have been removed and soil and groundwater analysis and other activities have been completed as appropriate, submit to the Solano County Department of Environmental Management (and any other agencies identified by the Solano County Department of Environmental Management) a report stating that the mitigation measure has been implemented. The report shall describe the steps taken to comply with the mitigation measure and include all verifying documentation. The report shall be certified by an REA or similarly qualified individual who states that the mitigation measure has been implemented, and specifying the actions that have been implemented.					
Lead Contamination In Soil	**Mitigation Measure VII-4:** Implement Mitigation Measure VII-3.	See Mitigation Measure VII-3	See Mitigation Measure VII-3	See Mitigation Measure VII-3		
Lead-Based Paint and Asbestos	**Mitigation Measure VII-5:** Prior to demolition, renovation, or repair of any structure on the site, the structure(s) shall be assessed for the presence of any lead and asbestos containing materials by a qualified consultant. If present, these materials shall be removed by a qualified contractor, in compliance with all applicable laws and regulations.	Greater Vallejo Recreation District	City of Vallejo	Condition of demolition permit approval; field verify implementation during demolition		
Hazardous Materials Impacts on Schools	**Mitigation Measure VII-6:** Implement Mitigation Measures VII-1, VII-2, VII-3, and VII-4.	See Mitigation Measures VII-1, VII-2,VII-3, and VII-4	See Mitigation Measures VII-1, VII-2,VII-3, and VII-4	See Mitigation Measures VII-1, VII-2,VII-3, and VII-4		
HYDROLOGY AND WATER QUALITY						
Impacts of Project Construction on Water Quality	**Mitigation Measure VIII-1:** The project sponsor shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction of the proposed project, as required by the State Water Resources Control Board (SWRCB) and San Francisco Bay Regional Water Quality Control Board (RWQCB). The SWPPP shall include, at a minimum, the following elements: • Source identification; • Preparation of a site map;	Greater Vallejo Recreation District	City of Vallejo	Condition of grading permit approval; field verify during grading and construction		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	• Description of construction materials, practices, and equipment storage and maintenance; • List of pollutants likely to contact storm water • Estimate of the construction site area and percent impervious area; • Erosion and sedimentation control practices, including soils stabilization, revegetation, and runoff control to limit increases in sediment in storm water runoff, such as detention basins, straw bales, silt fences, check dams, geofabrics, drainage swales, and sandbag dikes; • Proposed construction dewatering plans; • List of provisions to eliminate or reduce discharge of materials to storm water; • Description of waste management practices; and • Maintenance and training practices.					
	Mitigation Measure VIII-2: The project sponsor (GVRD) shall develop and implement a Stormwater Control Plan for the proposed project as required by applicable regulations, in compliance with Section C.3 of the RWQCB's NPDES permit governing discharges from the municipal storm drain systems. The Stormwater Control Plan shall include, at a minimum, the following elements: • Description of site features and conditions that constrain, or provide opportunities for, stormwater control. • Description of site design characteristics that protect natural resources. • Description of site design characteristics, building features, and pavement selections that reduce imperviousness of the site. • Tabulation of pervious and impervious area, showing self-retaining areas and areas tributary to each infiltration, treatment, or hydrograph modification BMP (Best Management Practice). • Preliminary designs for each treatment or hydrograph modification management BMP. • Identified pollutant source areas, including, but not limited to, equestrian activities producing manure and gardening/farming activities using	Greater Vallejo Recreation District	City of Vallejo	Preparation of Stormwater Control Plan: Condition of Site Development Permit and building permit approval Long-term maintenance: In accordance with Stormwater Control Plan		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	biocides, and for each, the source control measure(s) used to reduce pollutants to the maximum extent practicable. • Identification of any conflicts with codes or requirements or other anticipated obstacles to implementing the Stormwater Control Plan. • General description of maintenance needs for treatment/hydrograph modification BMPs. • Means by which BMP maintenance will be financed and implemented in perpetuity. • Statement accepting responsibility for operation and maintenance of treatment BMPs.					
Impacts of Project Operation on Water Quality	**Mitigation Measure VIII-3:** Implement Mitigation Measures IV-5 and VIII-2.	See Mitigation Measures IV-5 and VIII-2	See Mitigation Measures IV-5 and VIII-2	See Mitigation Measures IV-5 and VIII-2		
	Mitigation Measure VIII-4: Implement the following Best Management Practices (BMPs) for manure management. If GVRD, the Solano Land Trust, and Pacific Gas and Electric Company enter into a cooperative management agreement, these BMPs shall be incorporated into the agreement. 1. Remove manure regularly (daily is best) or keep manure under cover such that runoff does not come into contact with manure stockpiles. a. Stalls, corrals and wash areas shall be cleaned and manure removed on a daily basis. b. Paddocks shall be cleaned according to the following schedules: i. During the summer dry season (April 15 to October 14 each year): paddocks shall be cleaned at least once every week. ii. During the winter rainy season (October 15 to April 14 each year): paddocks shall be cleaned at least twice every week. 2. Provide temporary storage for manure that cannot be disposed of daily – about 15 cubic feet of storage per horse per week. Manure shall not be stored for more than a week on site. 3. Grade the area surrounding the manure storage area to prevent surface water from reaching the storage area. 4. Store horse waste on an impervious surface (a concrete pad or plastic tarp) and under cover (a roof or tarp) during rains to prevent leaching or runoff of pollutants. 5. Locate buildings, covered areas, high-use	Greater Vallejo Recreation District	City of Vallejo	Condition of Site Development Permit; ongoing during project operation		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	arenas, horse wash racks, and manure storage areas away from waterways and separated by buffer strips of vegetation to filter sediments and absorb nutrients in runoff. 6. Do not dump horse waste on the edge of, or directly into waterways. 7. Consider composting if conditions are suitable.					
Erosion and Siltation	**Mitigation Measure VIII-5:** Implement Mitigation Measure VIII-1.	See Mitigation Measure VIII-1	See Mitigation Measure VIII-1	See Mitigation Measure VIII-1		
NOISE						
Construction Noise	**Mitigation Measure XI-1:** The project sponsor (GVRD) shall require the construction contractor(s) to: • Use noise shielding and muffling devices on construction equipment that comply with all applicable standards and regulations; and • Limit construction activity to the hours between 7 a.m. and 8 p.m., Monday through Friday.	Construction contractor	Greater Vallejo Recreation District	Condition of construction contract; field verify during construction		
TRANSPORTATION						
Impacts on St. Johns Mine Road	**Mitigation Measure XV-1:** The project sponsor (GVRD) shall develop and maintain a matrix of scheduled activities at McIntyre Ranch to ensure that a cumulative trip rate of 190 vehicle trips per day is not exceeded. Records of actual trips shall be maintained as project activities are implemented. The scheduling matrix shall be regularly reviewed and updated at least annually with records of actual trips, to maintain its effectiveness as a means of managing trips to the McIntyre Ranch.	Greater Vallejo Recreation District	City of Vallejo	Development of activities matrix: Condition of Site Development Permit; prior to project operation Updating and monitoring: Annually during project operation		
Transportation Safety	**Mitigation Measure XV-2:** The project sponsor (GVRD) shall implement the following improvements to St. Johns Mine Road and onsite roads: • On St. Johns Mine Road, a yellow centerline shall be added in locations where the roadway width is a minimum of twenty-feet. Dirt and vegetation encroaching on the roadway shall be cleared to the edge of the asphalt. If white edge lines are installed, the roadway shall be maintained clear of dirt and vegetation so that the edge lines are visible. • At the proposed base rock-surfaced carpool	Greater Vallejo Recreation District	City of Vallejo	Condition of Site Development Permit, and prior to issuance of certificate of occupancy		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	parking area feet on the south side of the road outside the first cattle guard near the intersection of St. Johns Mine Road and Columbus Parkway, install a sign "Permit Parking for McIntyre Ranch Only – all other vehicles will be towed." • Install 25 MPH pavement markings on St. Johns Mine Road between the two cattle gates. • Install a sign stating "No Thru Traffic to Hiddenbrooke" on St. Johns Mine Road. • Install 15 MPH signs and pavement markings on onsite roads.					
UTILITIES AND SERVICE SYSTEMS						
Water Supply	**Mitigation Measure XVI-1:** The project sponsor (GVRD) shall implement the following: • Prepare an engineering study and design for on-site water supply and delivery for fire and drinking water, as described in 3.8 Utilities, Infrastructure and Services, B. Water Supply and System of the McIntyre Ranch Master Plan. The engineering study and design shall determine, but not be limited to, the potential impact of the proposed project, including potential pasture irrigation, on the ground water supply, and the sustainability of the groundwater supply incorporating the effect of drought years; • All gardens shall employ water-efficient irrigation systems; and • Irrigation of pastures shall be limited to a level that will not adversely affect the local aquifer, as determined by the engineering study and design for on-site water supply as described in 3.8 Utilities, Infrastructure and Services, B. Water Supply and System of the McIntyre Ranch Master Plan.	Greater Vallejo Recreation District	City of Vallejo	Engineering Study: Prior to construction Irrigation systems for gardens: Condition of Site Development Permit; and prior to issuance of certificate of occupancy Irrigation of pastures: Ongoing during project operation		

Identified Impact	Related Mitigation Measure	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
Potential Impact on Landfill Capacity	**Mitigation Measure XVI-2**: Prior to the initiation of project construction, the project sponsor shall prepare a recycling plan to cover all phases of project construction. The recycling plan shall identify a strategy for handling all waste materials that will be generated during construction and demolition, in order to divert a minimum of 50 percent by weight. The project sponsor (GVRD) shall document the diversion in a summary report of the diversion to the City.	Greater Vallejo Recreation District	City of Vallejo	Recycling Plan: Condition of grading and building permit approvals; field verify during grading and construction Documentation of diversion: Prior to issuance of certificate of occupancy		
	Mitigation Measure XVI-3: The trash receptacles provided with the project's picnic tables shall include separate containers for collection of recyclable materials such as glass, paper, plastic, and tin/aluminum cans, and shall provide for the regular collection of these materials from the project site throughout the life of the project.	Greater Vallejo Recreation District	City of Vallejo	Receptacles: Condition of building permit approvals, and prior to issuance of a certificate of occupancy Collection: ongoing		
Laws and Regulations Related to Solid Waste	**Mitigation Measure XVI-4**: Implement Mitigation Measure XVI-2.	See Mitigation Measure XVI-2	See Mitigation Measure XVI-2	See Mitigation Measure XVI-2		
	Mitigation Measure XVI-5: Implement Mitigation Measure XVI-3.	See Mitigation Measure XVI-3	See Mitigation Measure XVI-3	See Mitigation Measure XVI-3		

MEDIA ALERT

McIntyre Ranch Public Workshop

Event to gather input from residents on the future of McIntyre Ranch

WHAT: Greater Vallejo Recreation District invites you to attend the upcoming public workshop to discuss the overview of the property and related accessibility issues and to gather input on possible solutions

WHO: GVRD General Manager and Staff

WHEN: Wednesday, September 28, 2022
6 PM – 8 PM

WHERE: GVRD Main Office
395 Amador Street
Vallejo, CA 94590

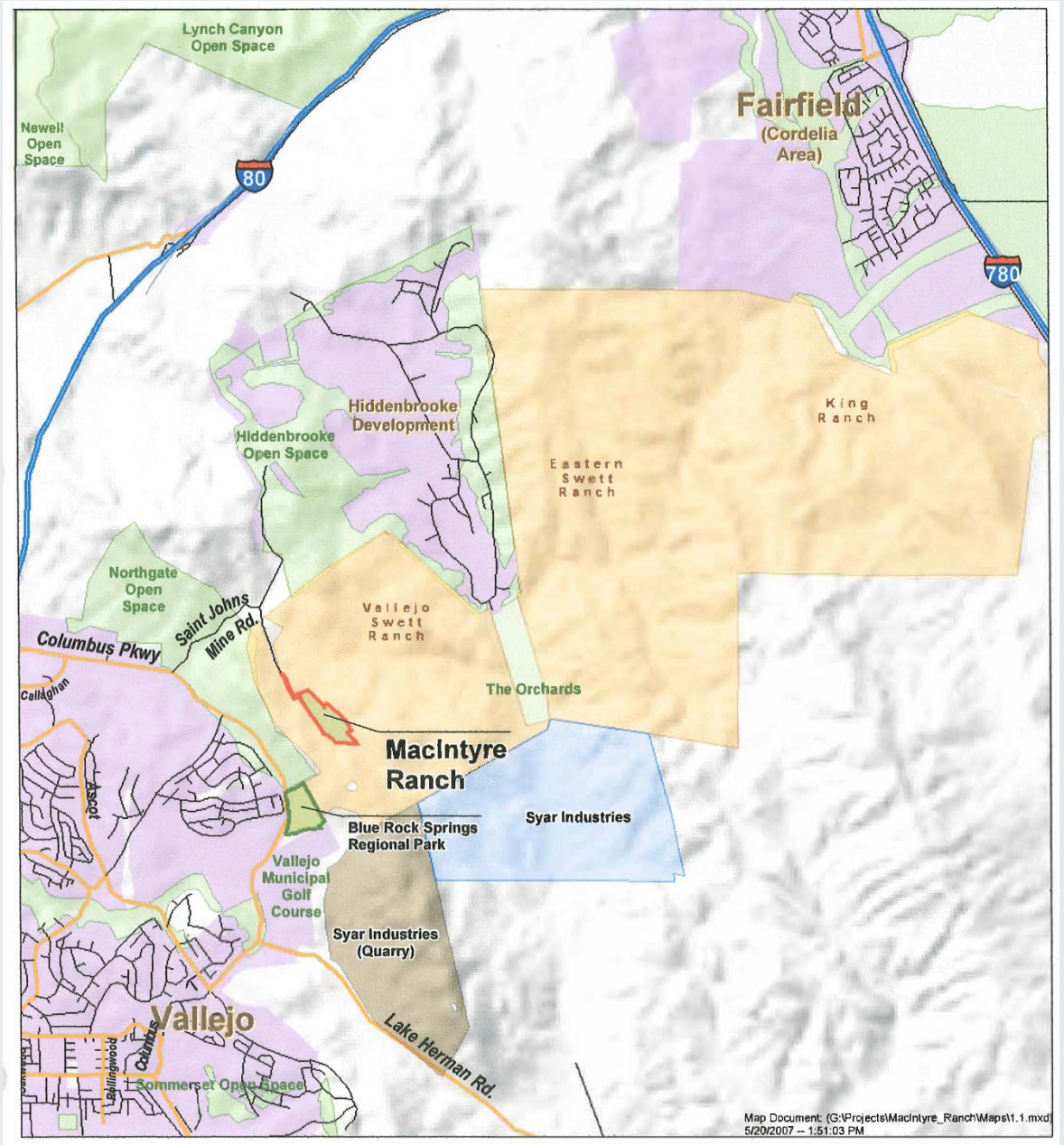
MEDIA CONTACT: Gabriel Lanusse, M.P.A.
glanusse@gvrd.org
(707) 648-4603

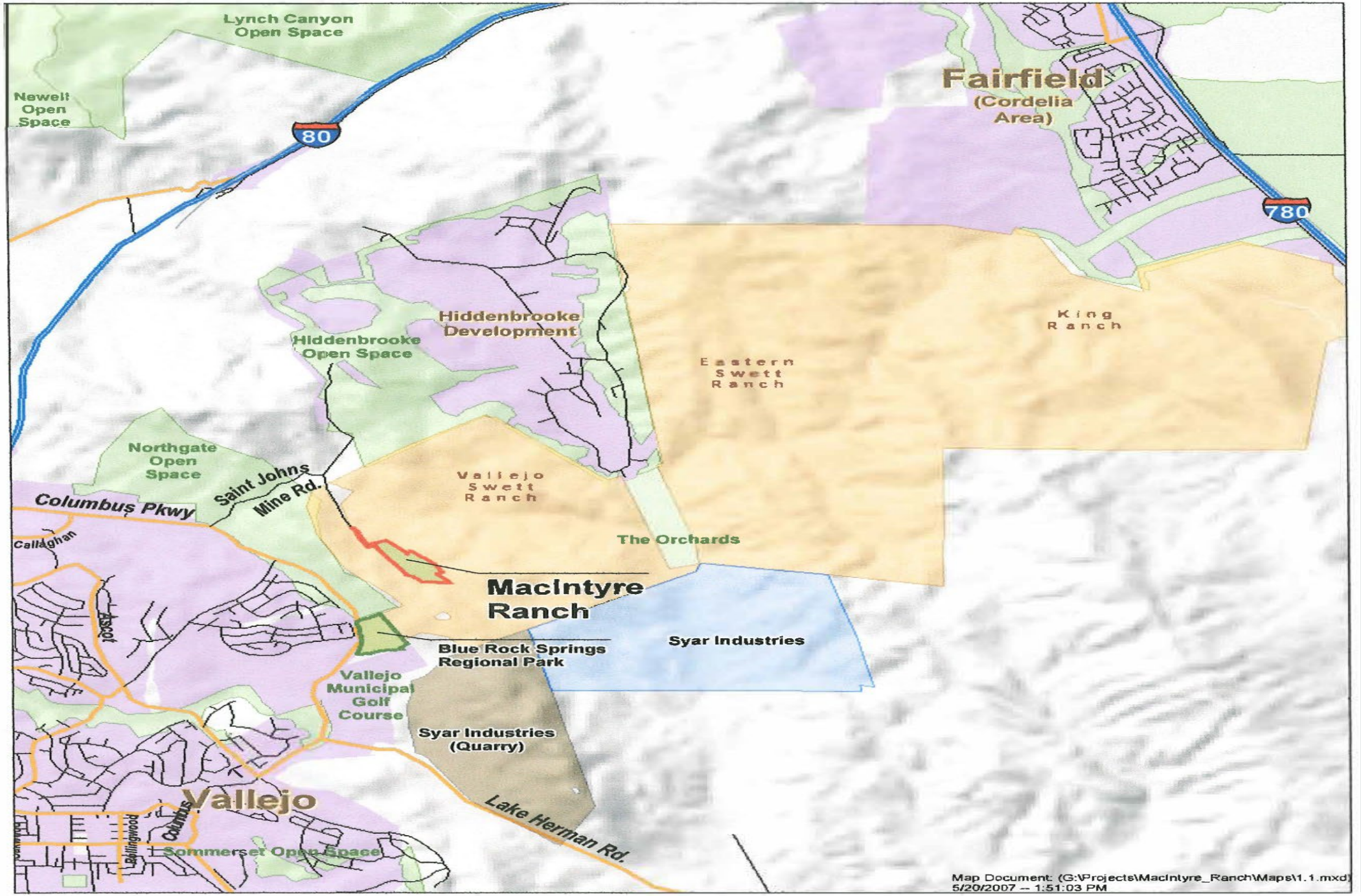
McIntyre Ranch

Community Outreach Meeting
September 28, 2022

McIntyre Outreach agenda

- History of Ranch from when GVRD purchased it in 1986
- Limitations
- Strengths
- Brown Act
- GVRD board direction
- Break out groups and public opinions
- Final thoughts, and closing




Lynch Canyon Open Space
Newell Open Space
80
Fairfield
(Cordelia Area)
780
Hiddenbrooke Development
Hiddenbrooke Open Space
King Ranch
Eastern Swett Ranch
Northgate Open Space
Saint Johns
Mine Rd.
Columbus Pkwy
Vallejo Swett Ranch
The Orchards
Callaghan
Ascot
MacIntyre Ranch
Syar Industries
Blue Rock Springs Regional Park
Vallejo Municipal Golf Course
Syar Industries (Quarry)
Vallejo
Columbus
Lellingwood
Sommerset Open Space
Lake Herman Rd.
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History of Ranch

- Purchased by GVRD in 1986 for… $586,000. In 1985, valued at $500,000
- Purchased "As Is" with no inspection report
- Various caretakers. Current ones from 2008
- 2008 a use agreement enacted to have a 3rd party run programs, act as caretaker and provide improvements and funding to GVRD.
- GVRD to maintain the well, tank, and vegetation control of designated areas outside of caretaker's purview.

Limitations

- Road use
- Additional Road
- Access points
- Water
- Sanitation
- Structures
- Obtaining grants
- Master Plan and USGS
- Use agreement
- None of the structures are considered to be individual historical resources for the purposes of CEQA (California Environmental Quality Act)

Strengths

- Natural beauty
- Potential
- Bringing people back to nature
- Exposing youth to the outdoors
- Outdoor education
- Learning about the history and development of Solano County and Vallejo
- Learning where food comes from
- Farming techniques

Brown Act and Closed Sessions

- The Brown Act recognizes that not all local agency business should be conducted in the open and provides limited exceptions termed “closed sessions” for sensitive matters such as litigation, security threats and certain personnel matters. If a matter is not listed in the Brown Act as an appropriate subject for closed session, the matter must be discussed in public even if the subject is sensitive, embarrassing, or controversial. In addition to listing the permissible subjects for closed sessions, the Brown Act outlines how such matters should be agendized, and when and how the matters must be disclosed in an open meeting or otherwise made public.

Brown Act and Real Estate

Real Estate

- A closed session is permitted for the legislative body to discuss with its real property negotiator the purchase, sale, exchange or *lease* of real property by or for the district. As part of the discussion, the legislative body may discuss the price and terms of the transaction. According to the Attorney General, this includes only the following:

  - The amount of consideration that the district is willing to pay or accept in exchange for the real property rights to be acquired or transferred in the particular transaction.
  - The form, manner, and timing of how that consideration will be paid; and
  - Items that are essential to arriving at the authorized price and payment terms, such that their public disclosure would be tantamount to revealing the information that the exception permits to be kept confidential.

- The real estate exemption is very limited. Discussions regarding related policy matters such as design work for the project, traffic, and EIR considerations, etc., are beyond the scope of the exemption.

Board Direction

- Research current codes pertaining to structures, water, sanitation, road, zoning, access and egress, caretaker definition
- Review past Environmental Impact Reports or any studies done for the property
- Make sure use agreement is current, valid, and properly insured
- Determine "Best Use"
- Create an Ad Hoc Committee to study and provide information
- Work with other entities to figure out solutions
- This is public property, and as a Park and Recreation District, we are trying to figure out providing access to the area for programing and enjoyment within the constraints
- That I am aware of…the current Board, legal or I have never met with a private developer to sell the land.

Public comment/ Questions to be Researched

- Comments from public to be recorded.
- We will allow for public comment with a time limit of 5 minutes each.
- If you have any further comments, you can fill out a comment card or email-

PUBLICFORUM@GVRD.org

- Staff will not answer to public comment or questions tonight to allow time for public comment.
- We will compile all comments/questions we receive and provide a report at a future meeting.
- In the report, we will provide reponses to questions asked.

What Now? Final Thoughts and Closing.

- Information to be compiled
- Online survey to be developed and released.
- Release information to public and the GVRD board
- Follow up meeting to be scheduled in October to allow for more comments and updates.
- Feedback and questions? Please send to

Publicforum@GVRD.org

Or contact our Board of Directors.
Thanks

Agenda for McIntyre Meeting #2
Thursday, October 20th 6-8pm

1. Introduction

2. What we're working on right now

3. Updates to the McIntyre Master Plan

4. Ideas for activities at McIntyre

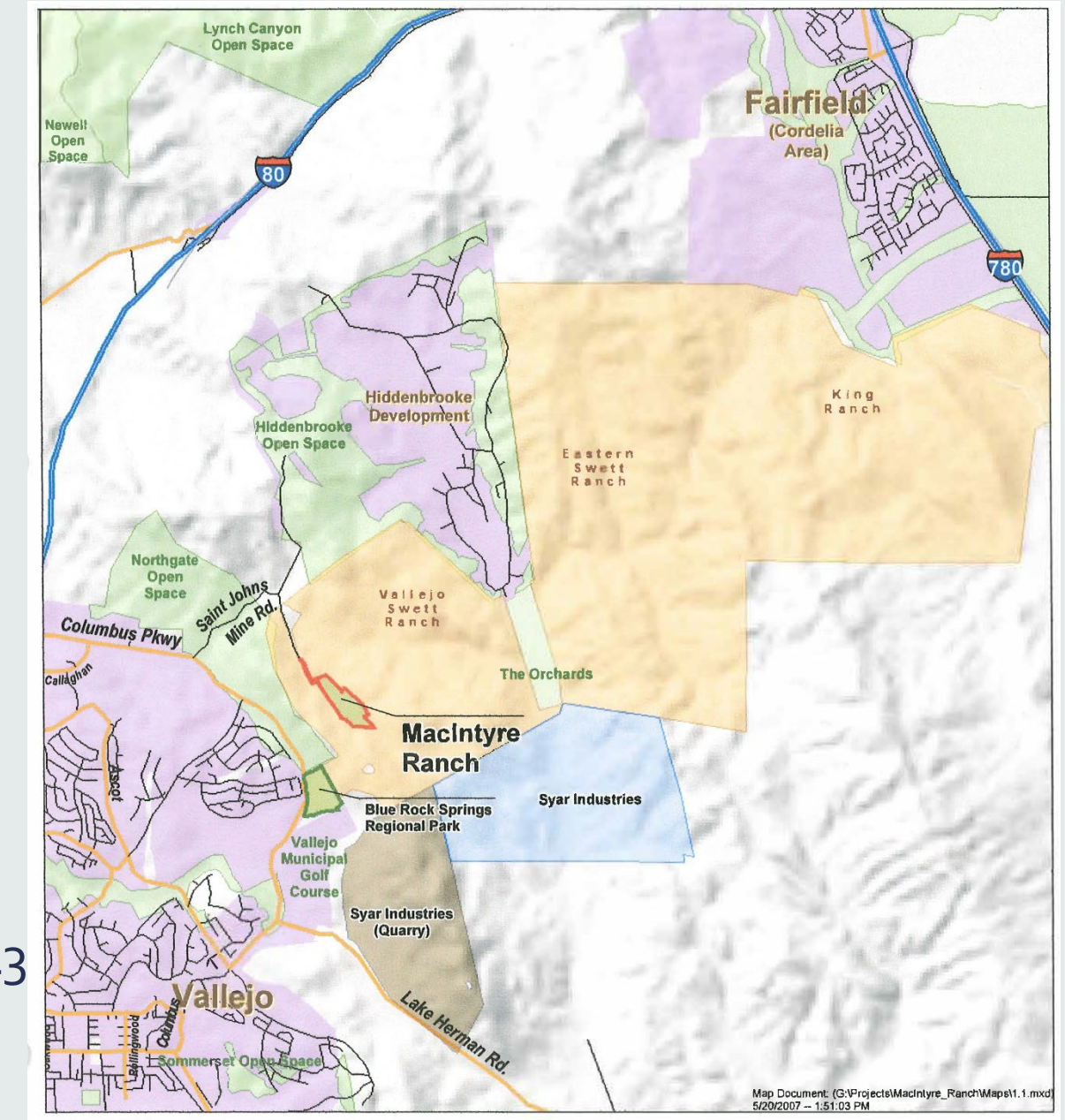
5. Provide Community Survey on proposed activities

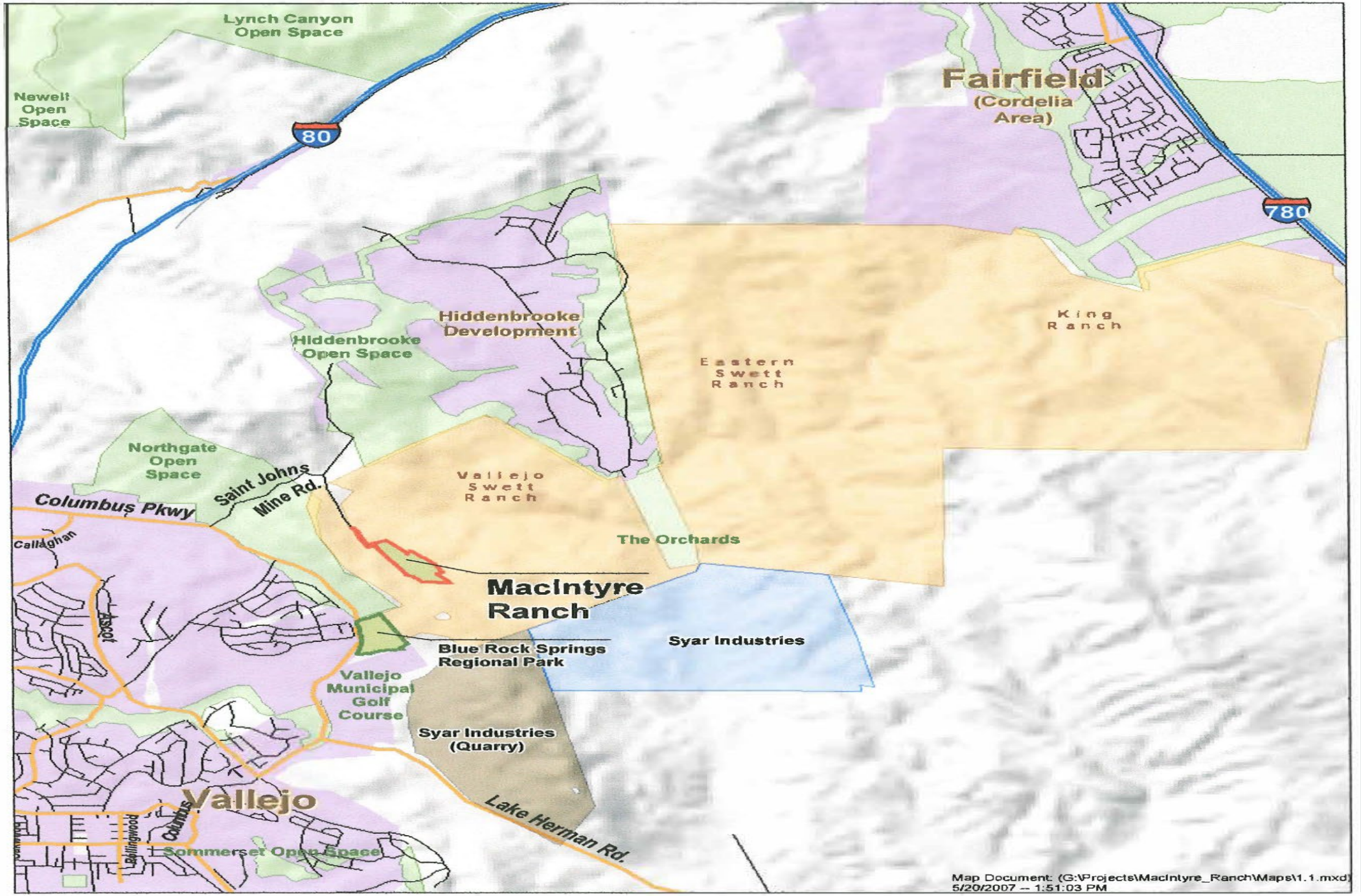
McIntyre Ranch

Community Outreach Meeting
October 20, 2022

McIntyre Outreach Agenda

- Introduction
- What are we working on right now
- Updates to the McIntyre Master Plan
- Ideas for activities at McIntyre
- Sticker voting
- Ideas for community survey- Web based/ mail
- Next meeting will have possible partners. 2023
- Will have updates on questions.




Lynch Canyon Open Space
Newell Open Space
80
Fairfield
(Cordelia Area)
780
Hiddenbrooke Development
Hiddenbrooke Open Space
King Ranch
Eastern Swett Ranch
Northgate Open Space
Saint Johns
Mine Rd.
Columbus Pkwy
Vallejo Swett Ranch
The Orchards
Callaghan
Ascot
MacIntyre Ranch
Syar Industries
Blue Rock Springs Regional Park
Vallejo Municipal Golf Course
Syar Industries (Quarry)
Vallejo
Columbus
Lellingwood
Sommerset Open Space
Lake Herman Rd.
Map Document: (G:\Projects\MacIntyre_Ranch\Maps\1.1.mxd)
5/20/2007 -- 1:51:03 PM

WHAT WE ARE WORKING ON RIGHT NOW…

- Researching questions
- Master Plan update
- Evaluating structures
- Evaluating infrastructure
- Updating insurance
- Updating current use agreement

UPDATES TO THE MASTER PLAN

- What are the current codes we need to follow
- Eliminate USGS from plan
- What infrastructure needs to be developed for basic use
- What long term partnerships can be developed
- Keeping in mind to respect neighborhood

IDEAS FOR ACTIVITIES AT MCINTYRE BY RESERVATIONS OR PRE-REGISTERED CLASSES

- PICNICKING
- INTERPRETATIVE CENTER
- CONFERENCE CENTER, LIMITED CAPACITY, DAY USE ONLY
- DAY CAMP
- AMPITHEATRE
- OVERNIGHT CAMPING
- TRAIL USE
- ANIMAL PETTING FARM
- HIKE-IN YOUTH CAMPING
- MOVE LOMA VISTA FARM TO McINTYRE-SCHOOLNOT SUPPORT

MORE IDEAS FOR ACTIVITIES…

- EQUESTRIAN RENTAL
- ADMINISTRATIVE OFFICES
- MAINTENANCE AREA
- FOOD CONCESSION
- RANGER RESIDENCE
- HIKING TRAIL (BAY AREA RIDGE TRAIL)
- ORCHARD
- VINEYARD
- COMMUNITY GARDEN
- DEMONSTRATION GARDEN
- DEMONSTRATION FARM

ANY PUBLIC IDEAS??? STICKER VOTING

- PLEASE VOTE WITH STICKERS

COMMUNITY SURVEY

- ON-LINE QUESTIONAIRE
- MAIL IN QUESTIONAIRE
- PLEASE CALL OR EMAIL QUESTIONS YOU WOULD LIKE TO SEE ON THE SURVEY BY NOVEMBER TENTH (10)?

NEXT MEETING…

- WE WILL RESUME IN 2023 IN ORDER TO GET SURVEY RESULTS
- WE ARE WORKING ON HAVING OTHER AGENCIES IN ATTENDANCE

PUBLICFORUM@GVRD.org

- WE ARE COMPILING ALL COMMENTS AND QUESTIONS AND WILL PROVIDE THOSE ANSWERS ONLINE AND AT THE NEXT PUBLIC MEETING

What Now? Final Thoughts and Closing.

- Information to be compiled
- Online survey/ mail to be developed and released.
- Release information to public and the GVRD board
- Follow up meeting to be scheduled in early 2023 to allow for more comments and updates.
- Feedback and questions? Please send to

Publicforum@GVRD.org

Or contact our Board of Directors.
Thanks

GREATER VALLEJO RECREATION DISTRICT

Mission Statement: *Building community and enhancing quality of life through people, parks, and programs.*
Website: www.gvrd.org

395 Amador Street, Vallejo, CA 94590-6320 • 707-648-4600 • FAX 707-648-4616

Board of Directors
Rizal Aliga
Ron Bowen
Robert Briseño
Adjoa McDonald
Wendell Quigley

General Manager
Gabe Lanusse

McIntyre Ranch Ad-Hoc Committee

Directors: Briseño and Quigley; General Manager Lanusse
Tuesday, November 22, 2022
5:30 p.m.
Administrative Office – Board Room
401 Amador Street

1. Assign Committee Chairperson

2. Determine Next Steps for McIntyre Ranch

3. Goals of the Committee

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McIntyre Ranch Ad Hoc Committee Minutes
Tuesday, November 22, 2022
5:30 p.m.
Administrative Office-Board Room
401 Amador Street

In attendance: Director Briseño, Director Quigley, General Manager Lanusse

Meeting began: 5:30 PM

1. **Assign Committee Chairperson**
   After a brief discussion Director Briseno was named chair of the McIntyre Ad Hoc Committee.

2. **Determine Next Steps for McIntyre Ranch**
   Lanusse provided an update on 7 points that the Committee wanted researched.

1) Landowners along the private stretch - Trying to contact them. Looks like after the Holidays.
2) Road update - Either it must be widened, or turnouts added. Would have to get an update regarding current codes. Fire department would need to have room for engines to get up there.
3) Sewage - septic system would vary on usage.
4) Water tank situation - City staff said they might be able to connect to potable water as they have a storage tank on the adjacent parcel. Not sure if we would need to have tanks for well water storage. Would still need to add hydrants for fire suppression.
5) Require a 2nd egress - Not clear if a 2nd egress is actually needed. GVRD would have to look at new codes. The McIntyre Master plan gives alternatives, but costs might be excessive.
6) Structures -The barn has been red tagged by City Officials and a determination will need to be made whether to tear down or repair. The cottage is not in a habitable condition as it has asbestos, wiring issues, roof issues, lack of proper heating, and other assorted hazards.
7) Trees - cost of $140K for tree work on the property, and $40k along easement with Solano Land Trust. We will get more estimates.

Briseno describes the road lawsuit to the public. In essence the lawsuit was to determine that a portion of the road from the second cattle guard on was deemed a private road. This lawsuit was brought about from two of the neighbors. What

has not been determined was the number of vehicles that can use the road to access the public park.

Cost of basic infrastructure, or primitive park is an item that the staff is working on, but it is a large task with lots of moving parts. The original costs estimate for the McIntyre master plan is contained in the plan, which is available online, as requested by the public from the first outreach meeting.

Issues of what type of easement does GVRD have. It was called a prescriptive easement.

Still have the issue of access as there has not been a clear definition of it to date.

McIntyre was listed on a board report as surplus property in order to find out what is the value of the property. The property's value came into question, and since it has restrictions on access, what did that mean for its value.

One member of the audience warned to quiet down or the meeting would be adjourned.

Clarification was asked by the public regarding the use of the word "we" or "us" in regards to the Road.

Public Comments

- Question is there a conflict of interest with Director Aliga and Councilmember Aliga, as they live in the same house and are related. Legal council said no at a previous meeting.
- Why did legal council send an email saying that she needed more information to do a Public Records Request. Staff was unsure about this question, as legal council was not in attendance to provide an explanation.
- Why was Jane's good horses receiving funds as a private business, but not paying GVRD?
- The McIntyre Foundation 501c3 expired in 2011. Why did GVRD let that happen?
- Why was there favoritism for them? Why would they get free rent? If they were minorities, they would not have been allowed to stay for such a long period of time.
- Do we need to look into every lease agreement?
- Why would therapy need to maintain a barn?
- We don't want them up there, and Tanya is an unsung hero in Vallejo and could do a better job with the property.
- Dee made the statement that it is a mutually beneficial arrangement with them and GVRD.
- She also said that they are willing to do a revenue sharing arrangement with the new agreement. They only want to do two years.
- How much would a new road access cost, it seems that it could solve many problems.
- Better communication and better monitoring could solve problems
- Guests could come up to the ranch. Could ask for easement of necessity or get eminent domain. In March 21, 2021 could get implied access. Use a shuttle bus.

We want access. You spent $1 million on a kitchen. Look to Participatory budgeting for funding. Ask the city for funding.

- Remove barriers on lease renewal. You only care about market value rather than community value. Barriers are vague. The BOD manipulated this to fail. Onsite caretakers are needed to prevent coyotes, and homeless. GVRD mission is preserve public space.
- To renew the lease, you should allow citizens comments
- Citizens should be allowed to sit on the Ad Hoc Committee.
- Trusted GVRD in the past. Whatever they decide to do, I am OK with.
- There are about 50 cars a week.
- This is a step in the right direction. Should allow Tanya Moore to have the right to manage the property. She is an incredible human being. Minorities come in 2nd. Why has none minorities been allowed to be up there for so long. Non-profits are the main way to launder money. Again, this is a start.
- We haul off debris and clean the road. The neighbors are happy. One question- Do you want horses of there? You should partner with Solano Land Trust.
- Doesn't see Dee as a problem. GVRD dropped the ball and mismanaged the property. Grew up in Vallejo and never knew about it. Our goal is to show that GVRD can aggressively use and make money on this property. You should get other programs up there and help lighten the load. Want people to seek out this property.
- I have seen the worst part. Parks were placed in areas not needed. Are you going to take this information back to the board? You used "Us" it is "we the people"
- Kids need GVRD, Grandkids are with GVRD programs. Keep value. You want to make money on it. The pool is raggedy. We need to unite and stop throwing daggers. Join the community, there are so many educational things this can offer. This property will lift GVRD up. Do not attack persons. You can rent this to make money.
- Outburst and argument within the audience.
- This is breaking my heart. Don't let Dee drop therapy clients. De and Jane should get a plaque. I am a Veteran. Thanks to the Directors for being veterans too. It took me 48 years to get the certificate, and I got it volunteering 7 days a week. Solano land trust owns area around it. The trees just didn't die overnight. The lease needs to be redone. The Azevedo's and other like having us up there. We paid for T-posts, we need two years. She paid for things, everything. "We are brothers and sisters". That ranch is my nirvana. Thank Jane and Dee. Rules have been followed. We can get the barn fixed.

3. Goals of the Committee

Look at access for everyone as #1 goal.
Look at costs as our #2 goal
Create new use agreement.
COVID and the lawsuit put a hold on the board as to what to do up there.
Director Briseno commented that the Board is trying to make the best decision. We want to make the best decision but need the best information to do so.

Public Comments

- Minorities are treated differently
- Let Dee live in an RV
- The GVRD 10-year master plan points out more open space and nature. The board should follow the master plan.

Adjourned at 8:32 PM

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General Manager
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McIntyre Ranch Ad-Hoc Committee
Directors: Briseño and Quigley
Thursday, April 6, 2023
6:00 p.m.
Administrative Office – Board Room
401 Amador Street

1. Road Access
2. Property Owners Along Shared Road
3. Public Access

Greater Vallejo Recreation District

GVRD promotes wellness and healthy lifestyles by providing safe parks and innovative and fun recreation programs for all residents.

BOARD OF DIRECTORS
Rizal Aliga
Robert Briseño
Stacey Kennington
Wendell Quigley

GENERAL MANAGER
Gabe Lanusse

In compliance with the Americans with Disabilities Act, Special assistance for participating in this meeting can be obtained by contacting the District Office at 707-648-4604. A 48-hour notification would enable the District to make reasonable accommodations to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

McIntyre Ranch Committee Agenda-*Amended

(8/22/2023 @ 4:30pm)
Directors: Briseño and Quigley
Friday, August 25, 2023
11:00 a.m.
Administrative Office – Board Room
401 Amador Street

This committee shall study and make recommendations for the District's uses of and plans for McIntyre Ranch. This committee shall also solicit feedback and participation from interested community members and group.

1. **Public Comment**
   Members of the public may speak on any item within the jurisdiction of the Committee. Each speaker is limited to 3 minutes and a spokesperson for an organization is limited to 5 minutes.

2. **McIntyre Ranch Status Update:** Discussion of property, including Trees, Water System, Structures

3. **Identification of General Manager as Negotiator for Portion of St. John's Mine Road Above the Second Cattle Guard with McIntyre Ranch Neighbors** (John & Vel Snell, Gary & Evelyn Harris, Vic Azevedo, Buck Rogers, Ronney Rogers-Running, Tracy Williams and John Scott)

4. **Closed Session:**

   CONFERENCE WITH REAL PROPERTY NEGOTIATORS:
   Government Code section 54956.8
   Property: Portion of St. John's Mine Road above the second cattle guard.
   Agency Negotiator: General Manager
   Negotiating Parties: John & Vel Snell, Gary & Evelyn Harris, Vic Azevedo, Buck Rogers, Ronney Rogers-Running, Tracy Williams and John Scott
   Under Negotiation: Price and/or terms of payment

5. **Meeting Adjourn**

BOARD OF DIRECTORS
Rizal Aliga
Robert Briseño
Stacey Kennington
Wendell Quigley

GENERAL MANAGER
Gabe Lanusse

McIntyre Ranch Committee Minutes

Directors: Briseño and Quigley
Friday, August 25, 2023
11:00 a.m.
Administrative Office – Board Room
401 Amador Street

In attendance: Director Quigley; Director Briseño; General Manager Lanusse; Recreation Services Director Ryans; Parks and Facilities Director Nuño; Board Clerk Pierson

Meeting began: 11:00 am

1. **Public Comment**
   Speakers: 2

2. **McIntyre Ranch Status Updates:** Discussion of property, including trees, water systems, structures.
   Speakers: 8
   Director Nuño updated the committee on the ranch water system, trees, and structures.
   Comments for Recreation Staff:
   - Create a schedule for programs happening at the ranch and any overnight stays.
   - Create a budget for McIntyre Ranch.
   - Develop a plan for open space/recreation programs.
   - Meet with the caretakes before November for historical knowledge.
   - Develop partnerships for the ranch

   Comments for Maintenance Staff:
   - Perform an evaluation of all the buildings, including ADA compliance.
   - Perform a study on the drainage of the property.
   - Have the Fire Marshall do an inspection of the property for fire prevention compliance.
   - Identify any hazards in the property.
   - Service the fire extinguishers
   - Need to have a plan for the water tank.

   Director Briseño brought up concerns from his recent visit to the ranch: poison oak, drainage near the tack house, fire control and programming.

3. **Identification of General Manager as Negotiator for Portion of St. John's Mine Road Above the Second Cattle Guard with McIntyre Ranch Neighbors** (John & Vel Snell, Gary & Evelyn Harris, Vic Azevedo, Buck Rogers, Ronney Rogers-Running, Tracy Williams and John Scott) Speakers: 2

   Director Briseño made a request to have one or both committee members as a negotiator. Director Quigley asked the General Manager to read the response received from the neighbors. The General Manager also read GVRD's initial proposal to the neighbors.

4. **Closed Session:** Committee convened to closed session at 12:43pm
   Speakers: None

   CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Government Code section 54956.8
   Property: Portion of St. John's Mine Road above the second cattle guard.
   Agency Negotiator: General Manager
   Negotiating Parties: John & Vel Snell, Gary & Evelyn Harris, Vic Azevedo, Buck Rogers, Ronney Rogers-Running, Tracy Williams and John Scott
   Under Negotiation: Price and/or terms of payment

   Committee reconvened to regular session at 1:25pm and reported the following: Guidance given to General Manager

5. **Meeting Adjourn**
   Meeting adjourned at 1:30pm