

SOLANO COUNTY ZONING ADMINISTRATOR

Resource Management Staff Report

Application No. MS-14-03
Project Planner: Nedzlene Ferrario

Meeting of May 7, 2015
Agenda Item No. 3

Applicant/Owner:

Name: Brian and Eileen West
 Address: 630 Eubanks Court, Suite G
 Vacaville, CA 95688

Engineer:

Name: Foulk Civil Engineering
 Address: 4777 Mangels Boulevard
 Fairfield, CA 94534

Action Requested: Subdivide the 21.66 acre property in to four (4) lots. Three (3) parcels, approximately 2.5 acres in size, front English Hills Road and a 14.16 acre piece (Parcel 4) is proposed to the rear of the property. The 14 acre parcel is zoned RR2.5; thus, has the potential to be subdivided in to four 2.5 acre lots in the future.

Site Information:

Size: 21.66	Location: Northwest corner of English Hills Road and Cantelow Road
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APN: 0105-110-590

Zoning: RR 2.5	Land Use Type: Vacant
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General Plan: Rural Residential	Ag. Contract: N/A
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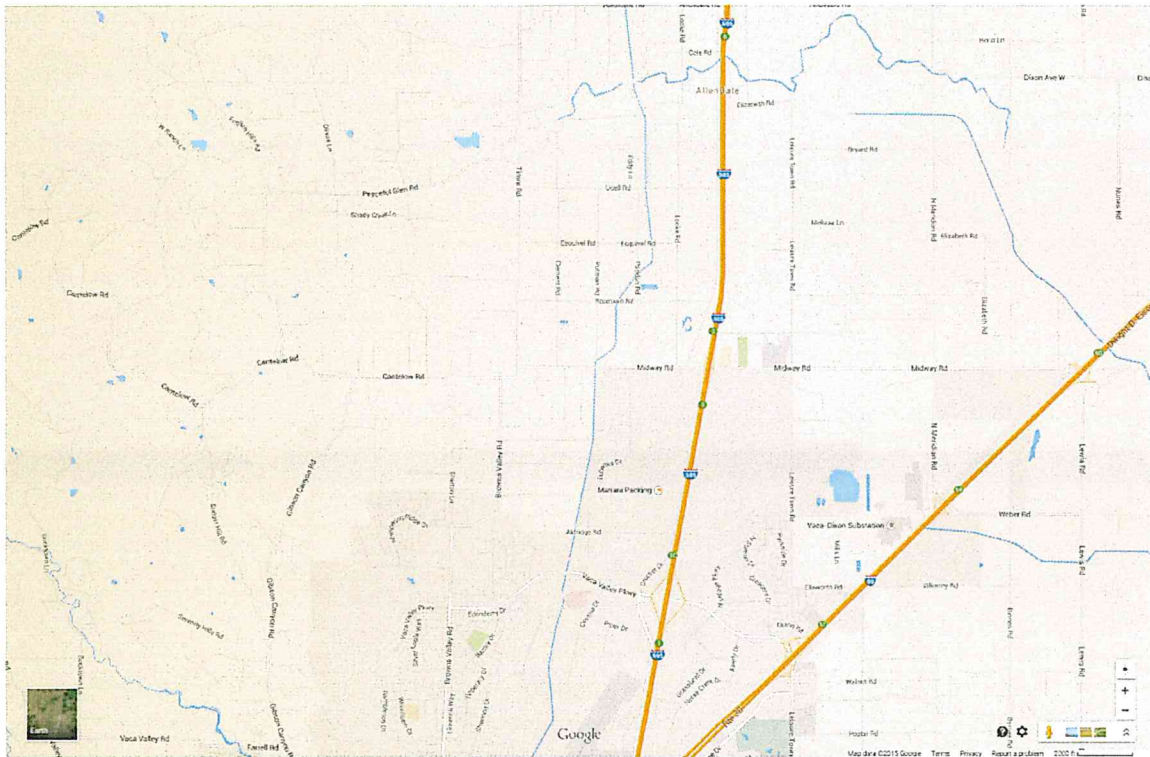
Utilities: Septic and Private well (proposed)	Access: English Hills
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Adjacent General Plan Designations, Zoning and Existing Land Uses

	General Plan	Zoning	Land Use
North	Rural Residential	RR -5/2.5	Grazing
South	Rural Residential	A-20	Vacant
East	Rural Residential	A-20/RR 2.5	Single Family
West	Rural Residential	A-20	Single Family

Environmental Analysis: The Public Draft Mitigated Negative Declaration was circulated for public review and comment. The comment period closed April 8, 2015.

LOCATION



RECOMMENDATION

1. Determine that the Draft Mitigated Negative Declaration is adequate and complete pursuant to the California Environmental Quality Act.
2. **ADOPT** the Draft Mitigated Negative Declaration and Mitigation Monitoring Program and **APPROVE** Application MS 14-03 subject to the findings and conditions as recommended in the Draft Resolution (attached).

ANALYSIS

Environmental Setting:

The subject site is located at the northeast corner of English Hills Road and Cantelow Road. Existing vegetation consists of seasonal grasses, dense grove of willows, oaks and walnut trees along the English Creek riparian corridor. The creek runs through the property from the northeast to the southwest. The topography is primarily flat or sloping.

Background:

The 21.66 acre property was created as a result of prior subdivision of a project known as the Pippo Subdivision (S-01-02) approved in 2002. A Mitigated Declaration was circulated and adopted for the project.

Project Description:

The applicant is proposing to subdivide the 21.66 acre property in to four (4) lots. Three (3) parcels, approximately 2.5 acres in size, front English Hills Road and a 14.16 acre parcel (Parcel 4) is proposed to the rear of the property. Due to the minimum parcel size of the zoning district, this 14 acre parcel has the potential to be resubdivided in to four 2.5 acre lots in the future.

The property has frontage off English Hills and Cantelow Road. Two private driveways are proposed to provide access to the future development. One 60-foot wide private access and utility easement on the northern portion of the property and a 50-foot wide private access and utility easement shown on the tentative map. Future driveways to the home site shall be limited to the private access easements. No additional driveways will be allowed off English Hills or Cantelow Road.

Septic systems are proposed and water shall be provided by the Rural North Vacaville Water District. The applicant has secured 6 water connections for the subject property from the District

General Plan and Zoning Consistency:

The site is designated Rural Residential according to the General Plan's Land Use Diagram. The proposed parcels sizes are consistent with the intent of the General Plan. The site is within the Rural Residential 2.5 acre minimum zoning district and the proposed parcels sizes are consistent with zoning.

Access:

Access to the subject site is off English Hills Road. However, in order to minimize the number of driveways on to English Hills Road, Public Works recommends that driveways to the future homesites shall be accessed of the private roadways.

On-site sewage disposal:

Solano County Code, Sections 6.4-32, 6.4-81, 6.4-81.1, and 6.4-81.2, requires that all parcels proposed to be created and supported by on-site sewage disposal systems be tested for adequacy of such systems and designate both a primary and a reserve area for the construction of on-site sewage disposal system and leachfields. According to the Environmental Health Division, based upon soil testing submitted to date, construction of alternative type sewage disposal systems will be required.

Water supply:

Rural North Vacaville Water District will provide public water to the future residences. The District issued a letter confirming that 6 water connections are available for the subject property

Environmental Analysis:

The analysis identified impacts to biological resources specifically to the Swainson Hawk and recommends mitigation measures relative to compensation for the loss of foraging habitat and pre-construction surveys for the Swainson Hawk and Burrowing Owl.

With regard to cultural resources, archeological remains may be encountered during construction activity; therefore, in order to reduce the potential impacts to a less than significant level, mitigation measures are included as conditions of approval.

Attachments:

- | | |
|------------|---|
| Exhibit A: | Draft Resolution |
| Exhibit B: | Tentative Parcel Map |
| Exhibit C: | Draft Mitigated Negative Declaration |
| Exhibit D: | Mitigation Monitoring & Reporting Program |

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XXX**

WHEREAS, the Solano County Zoning Administrator has considered, in public hearing, Minor Subdivision Application No. MS-14-03 of Brian & Eileen West to subdivide 21.66 acres into 4 parcels ranging between 2.5 and 14 acres in size. The properties are located at the northwest corner of English Hills and Cantelow Road, in the RR 2.5 Rural Residential 2.5 acre minimum zoning district, APN: 0105-110-590, and;

WHEREAS, said Zoning Administrator has reviewed the applicant's submittal and staff report of the Department of Resource Management; and:

WHEREAS, said Zoning Administrator has heard and considered all comments regarding the application at a duly notice public hearing held May 7, 2015, and:

WHEREAS, after due consideration, the said Zoning Administrator has made the following findings in regard to said proposal:

1. The resulting parcels be large enough to support their agricultural use, using the presumption described in Gov. Code Section 51222, is satisfied by the requirement in Section VII.A of the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts that resulting parcels be at least 41 or 80 acres in size.

The proposed parcels are zoned for Rural Residential uses and are intended for incidental agriculture rather than intensive agriculture. This finding does not apply.

2. The subdivision will not result in residential development not incidental to the commercial agricultural use of the land is satisfied by the presumption described in Section IV. B5 of the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

The subject site is not encumbered by an Agricultural Preserve or Land Conservation Contract.

3. The proposed map is consistent with the Solano County General Plan.

The property is designated Rural Residential. This proposal is consistent with the existing Rural Residential 2.5 acre minimum zoning district, allowing for one single family dwelling and one accessory dwelling unit per parcel.

4. The design of the proposed subdivision is consistent with the Solano County General Plan.

The property is designated for Rural Residential uses, which allows for single family uses. The design of the proposed subdivision, available road access, provisions water well and septic system disposal, and the size of the proposed parcels are consistent with the General Plan.

5. The site is physically suitable for the proposed type of development

The subdivision design and improvements have been evaluated for drainage, access, septic systems and water supply. Compliance with conditions of approval will ensure that the project is suitable for the proposed density.

6. The site is physically suitable for the proposed density of development.

The subdivision design and improvements have been evaluated for drainage, access, septic systems and water supply. Compliance with conditions of approval will ensure that the project is suitable for the proposed density.

7. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

With incorporation of mitigation measures, the project does not propose a significant impact on the environment.

8. The design of the subdivision will not cause serious public health problems.

Compliance with the recommended conditions of approval will not cause public health problems.

9. The design of the subdivision and the type of improvements will not conflict with any public easements.

As is evident on the Tentative Map and the Preliminary Title Report, the proposed subdivision will not conflict with any public easements.

10. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

The project will not result in the discharge of waste from the proposed subdivision into an existing community sewer system.

11. The property fronts on a public waterway, public river, or public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir, and the proposed subdivision provides, or has available, reasonable public access by fee or easement from a public highway to that portion of the bank of the waterway, river, stream, lake, or reservoir bordering or lying within the proposed subdivision, or to land below the ordinary high-water mark on any bay shoreline within the subdivision; or alternate reasonable public access is available within a reasonable distance from the subdivision.

The subject site does not front on or located nearby any public waterway; therefore, reasonable public access is not required.

12. The proposed subdivision is consistent with a contract entered into pursuant to the California Land Conservation Act of 1965 and the proposed lots to be created from the parent parcel are consistent with the minimum residential building site requirements under the Policy and Uniform Regulations Governing Administration of Agricultural Preserves in Solano County and under Section 66474.4 of the Subdivision Map Act.

The subject site is not encumbered by Agricultural Preserve or Land Conservation Contract.

13. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The project does not propose use of Hazardous Materials.

14. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.) and is not in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act

The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act.

15. A Draft Mitigated Negative Declaration was prepared and circulated. Recommended mitigation measure relative to Noise, Biological and Cultural Resources will mitigate impacts to a less than significant level.

BE IT THEREFORE RESOLVED, the Zoning Administrator of the County of Solano determines that the Draft Mitigated Negative Declaration pursuant to California Environmental Quality Act prepared for Minor Subdivision Application No. MS 14-03 is adequate and complete;

BE IT FURTHER RESOLVED, the Zoning Administrator of the County of Solano does hereby ~~ADOPT~~ the Draft Mitigated Negative Declaration and Mitigation Monitoring Plan and ~~APPROVE~~ the Minor Subdivision Application No. MS-14-03 subject to the findings and following conditions of approval:

1. The Parcel Map to be filed shall be in substantial compliance with the Tentative Parcel Map labeled "TENTATIVE PARCEL MAP of LANDS OF WEST", dated February 2015, and prepared by Foulk Civil Engineering, Inc.; on file with the Solano County Planning Services Division, except as modified herein.

Public Works Engineering:

2. Subdivider shall abide by the conditions of the Rural North Vacaville Water District for domestic water service prior to recordation of the map.
3. Subdivider shall coordinate with the Rural North Vacaville Water District for the design and installation of the water services for the proposed parcels.
4. The proposed fire hydrant shall be located so as to not be more than 1,000 feet from any proposed residence on the proposed parcels.

5. Subdivider shall name and install private road signs for the private roads shown on the Tentative Parcel Map. The Planning Division shall approve the road name and Public Works Engineering shall approve the signs.
6. Subdivider shall be limited to the two (2) private roadway connections to English Hills Road, in the locations shown on the Tentative Parcel Map. Driveway access to all proposed parcels shall be from the two (2) private roadways shown on the Tentative Parcel Map.
7. Subdivider shall re-grade the existing shoulder and drainage facilities along the east side of English Hills Road to County of Solano standards.
8. Prior to the recordation of the final map, the Subdivider shall construct private roadways to County of Solano standards across Parcels 1 and 2 and across Parcels 3 and 4, terminating in 40 foot radius paved cul de sacs.
9. Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for all work within the right of way of English Hills Road.
10. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the private roads and for all onsite grading.
11. Prior to construction of the private roads and shoulder work on English Hills Road, the subdivider shall submit improvement drawings for the proposed improvements to Public Works Engineering. The improvement drawings shall be reviewed and approved by the appropriate official from Public Works Engineering.
12. Prior to filing the parcel map, a road maintenance agreement that requires all lot owners in the subdivision to participate in the maintenance of the private roads shall be recorded. The maintenance agreement shall be submitted and approved by Public Works Engineering prior to recordation.
13. A note shall be added to the Parcel Map on a supplemental sheet stating that the payment of the English Hills Transportation Impact Fee will be required prior to issuance of building permits for all dwelling units on any of the parcels.

Environmental Health Division:

14. The leachfield designations for the proposed parcel 4 shall be mapped on the site plan to include sufficient area for construction of a four bedroom residence. The soil testing submitted to date shall require a minimum area of 8,600 square feet for the designation of the leachfield and the leachfield reserve areas. The leachfield and leachfield reserve area shall each have a minimum size of approximately 4,300 square feet, based on the soil type reported and the application rate for the soil type as stated in Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Building and Safety Division:

15. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code or the

latest edition of the codes enforced at the time of building permit application. **“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”**

Vacaville Fire Protection District:

16. Comply with the requirements of the Vacaville Fire Protection District.

Environmental Review

17. BR-01: In order to mitigate the loss of foraging habitat, the permittee shall purchase **16.25 acres** of mitigation credits from a California Department of Fish and Wildlife approved mitigation bank located in Solano County. The acquisition and/or preservation of foraging habitat shall be made at a ratio of 0.75:1 acre. The preservation lands shall consist of any combination of non-native grassland, grazing land, mixed grain or cropland (excluding orchard or vineyard land or other agricultural uses not typically used by Swainson’s hawks), or open oak woodland. The off-site habitat mitigation area shall be preserved in perpetuity by the established mitigation bank. The subdivider shall submit evidence in the form of a sales agreement or receipt to Solano County of the purchase of all required credits prior to issuance of grading permit or final map recordation whichever occurs first.
18. BR-02: Avoidance of Avian Nests. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the subdivider’s qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.25 mile of active construction areas, including trees, shrubs, grasslands and wetland vegetation. The qualified wildlife biologist shall determine the timing of pre-construction surveys based on the time of year and habitats that are present, and shall conduct the surveys no more than 14 days and submit the report to the Department of Resource Management prior to issuance of grading and building permit(s).
 - a. If active Swainson’s hawk nests are found, maintain a no-disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no-disturbance buffer zone from active Swainson’s hawk nests shall be 0.25 miles or as may otherwise be determined by the County, in consultation with the USFWS and CDFW as appropriate.
19. BR-03: Prior to issuance of grading and building permits, whichever occurs first, a burrowing owl habitat assessment and surveys shall be conducted according to the Staff Report on Burrowing Owl Mitigation, Department of Fish and Wildlife, March 2012 (Staff Report). If habitat assessment indicates burrowing owl nesting and/or foraging habitat exists on the site, then in accordance with the Staff Report, a minimum of four survey visits should be conducted within 500 feet of the Project area during the owl breeding season which is typically between February 1 and August 31. A minimum of three survey visits, at least three weeks apart, should be conducted during the peak nesting period, which is between April 15 and July 15, with at least one visit after June 15. Pre-

construction surveys should be conducted no-less-than 14 days prior to the start of construction activities with a final survey conducted within 24-hours prior to ground disturbance.

- a. If occupied burrows are found on the Project site, a minimum of 500-meter buffer shall be maintained around the occupied burrows throughout the breeding season (February 1 through August 31). Occupied burrows outside the breeding season shall have a minimum 50-meter buffer. This buffer shall be monitored by a qualified biologist to ensure that buffer is providing sufficient protection for the owls and may be modified through coordination with CDFW.
- b. If the Project will result in the permanent loss of burrowing owl nesting and/or foraging habitat, permanent protection of suitable burrowing owl habitat shall occur. Permanent protection can be accomplished through purchase of suitable land, establishment of conservation easement or other long-term protection mechanisms. Mitigation ratios for Project impacts should be determined based on recommendations in the Staff Report, and in coordination with CDFW, but should consider owl population, natal characteristics, foraging area and quality, dispersal characteristics and other factors influencing the site.

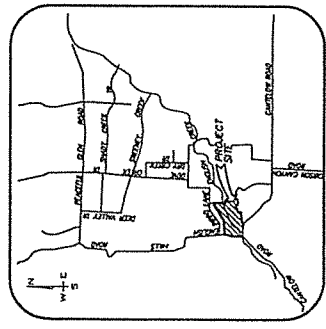
20. **CR-01:** Should buried, unforeseen archaeological deposits be encountered during any construction activity, work must cease within a 50-foot radius of the discovery and a qualified archeologist be notified to document the discovery, assess its significance and recommend treatment. In the event that human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with CEQA (Section 1064.5) and the California Health and Safety Code (Section 7050.5), the Solano County coroner must be contacted immediately. If the remains are deemed to be Native American, the coroner will notify the Native American Heritage Commission, which will in turn appoint and notify a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with a qualified archaeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until the human remains are exhumed and official notice to proceed is issued.

21. **NO-1** Work hours shall be restricted for all noise generating construction activities from 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays. No work shall be conducted on Sundays and Federal holidays.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 7, 2015.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager



VICINITY MAP
NOT TO SCALE

LEGEND

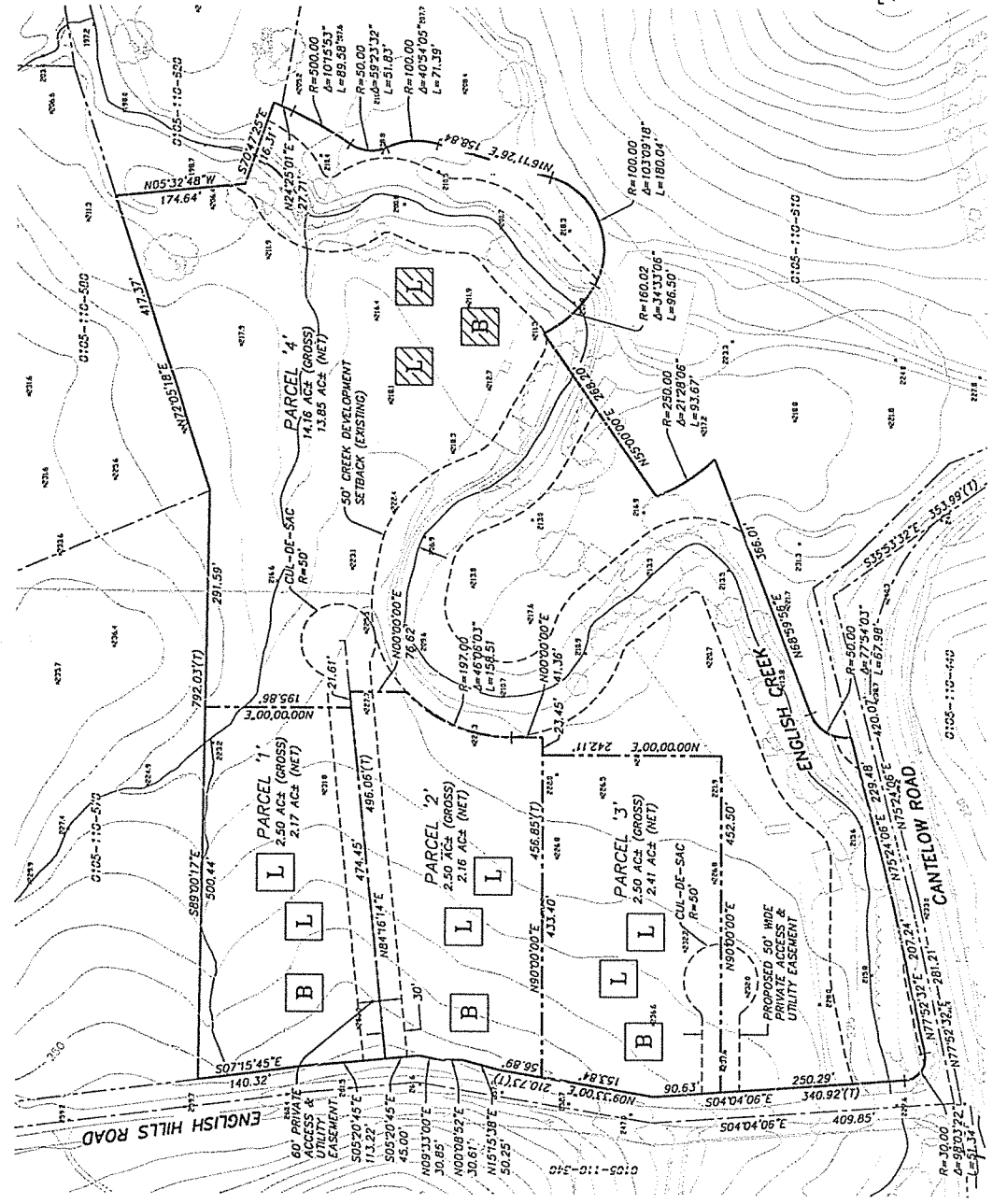
- EXISTING CONTOURS
- SPOT ELEVATION
- EXISTING BOUNDARY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- 50' DEVELOPMENT SETBACK FROM ENGLISH CREEK
- PROPOSED BUILDING SITE
- PREVIOUSLY APPROVED BUILDING SITE (2002)
- PROPOSED LEACHFIELD
- PREVIOUSLY APPROVED LEACHFIELD (2002)

TENTATIVE PARCEL MAP
LANDS OF WEST

MS 14-03
BEING A DIVISION OF LOT 4,
BOOK 75 OF MAPS, PAGE 66 IN
UNINCORPORATED
SOLANO COUNTY, CALIFORNIA
ASSESSOR'S PARCEL NUMBER
0105-110-590
REVISED FEBRUARY 2015
SCALE: 1"=100'

FCE
FOLK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94554
(707)984-0704 fax (707)984-0705 e-mail: fceinc@gmail.com

UPDATED: 2/9/15 14-032 REVI SC/CW



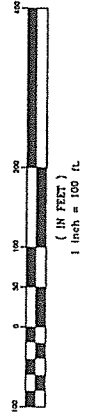
NOTE

PARCEL AREAS ARE NOT CALCULATED TO THE
EITHER ENGLISH HILLS ROAD OR
CANTELEWO ROAD.

NOTES:

LANDS AREA	21.65 AC±
7 OF PROPOSED PARCELS	4
USE	EXISTING: GRAZING PROPOSED: HOMESTE
ZONING	RR 2.5 AC
WATER SOURCE	RURAL NORTH VACAVILLE WATER DISTRICT
WASTE WATER DISPOSAL	ON-SITE SEPTIC / LEACH FIELD SYSTEMS

GRAPHIC SCALE



MITIGATED NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

PROJECT TITLE:

LANDS OF WEST MINOR SUBDIVISION MS 14-03

PROJECT DESCRIPTION AND LOCATION:

The site is located at the northeast corner of English Hills and Cantelow Road in rural Vacaville. The applicant proposes to subdivide 21.66 acres in to 3 - 2.5 acre parcels and 1-14.16 acre parcel in the RR 2.5 zoning district.

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:

BR -1: In order to mitigate the loss of foraging habitat, the permittee shall purchase 16.25 acres of mitigation credits from a California Department of Fish and Wildlife approved mitigation bank located in Solano County. The acquisition and/or preservation of foraging habitat shall be made at a ratio of 0.75:1 acre. The preservation lands shall consist of any combination of non-native grassland, grazing land, mixed grain or cropland (excluding orchard or vineyard land or other agricultural uses not typically used by Swainson's hawks), or open oak woodland. The off-site habitat mitigation area shall be preserved in perpetuity by the established mitigation bank. The subdivider shall submit evidence in the form of a sales agreement or receipt to Solano County of the purchase of all required credits prior to issuance of grading permit or final map recordation whichever occurs first.

BR-2: Avoidance of Avian Nests. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the subdivider's qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.25 mile of active construction areas, including trees, shrubs, grasslands and wetland vegetation. The qualified wildlife biologist shall determine the timing of pre-construction surveys based on the time of year and habitats that are present, and shall conduct the surveys no more than 14 days

EXHIBIT C

and submit the report to the Department of Resource Management prior to issuance of building permit(s).

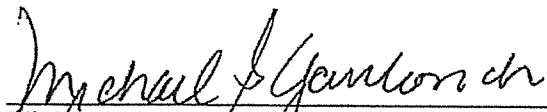
- a. If active Swainson's hawk nests are found, maintain a no-disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no-disturbance buffer zone from active Swainson's hawk nests shall be 0.25 miles or as may otherwise be determined by the County, in consultation with the USFWS and CDFW as appropriate.*

CR-1: Should buried, unforeseen archaeological deposits be encountered during any construction activity, work must cease within a 50-foot radius of the discovery and a qualified archeologist be notified to document the discovery, assess its significance and recommend treatment. In the event that human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with CEQA (Section 1064.5) and the California Health and Safety Code9Section 7050.5), the Solano County coroner must be contacted immediately. If the remains are deemed to be Native American, the coroner will notify the Native American Heritage Commission, which will in turn appoint and notify a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with a qualified archaeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until the human remains are exhumed and official notice to proceed is issued.

NO-1 Work hours shall be restricted for all noise generating construction activities from 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays. No work shall be conducted on Sundays and Federal holidays.

PREPARATION:

This Mitigated Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at www.solanocounty.com.



Michael Yankovich, Planning Program Manager
Solano County Dept. of Resource Management
675 Texas Street, Suite 5500, Fairfield, CA 94533
(707) 784-6765

Word/T:\PLANNING\Planning Templates\Environmental Review\MERC05
Negative Declaration.doc (March 3, 2015)

**LANDS OF WEST
MS-14-03**

**Draft Initial Study and
Mitigated Negative Declaration**



March 2015

**Prepared By
Department of Resource Management
County of Solano**

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DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

Introduction

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

Project Title:	Lands of West
Application Number:	MS-14-03
Project Location:	Northeast corner of English Hills and Cantelow Road
Assessor Parcel No.(s):	0105-110-590
Project Sponsor's Name and Address:	Brian and Eileen West 630 Eubanks Court, Suite G Vacaville, CA 95688

General Information

This document discusses the proposed project, the environmental setting for the proposed project, and the impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano County at 675 Texas Street, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to

Planning Services Division
Resource Management Department
Attn: Nedzlene Ferrario, Senior Planner
675 Texas Street
Fairfield, CA 94533
- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: nferrario@solanocounty.com
- Submit comments by the deadline of: **April 8, 2015**

Next Steps

After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Mitigated Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

- I find 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 the project proponent has agreed to revise the project to avoid any significant effect. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find the proposed project could have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.
- I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study.
An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
- I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are included in the project, and further analysis is not required.

MARCH 4, 2015

Date

Nedzlene Ferrario

Nedzlene Ferrario
Senior Planner

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

March 4, 2015

Date

Brian West

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1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The subject site is located at the northeast corner of English Hills Road and Cantelow Road. Existing vegetation consists of seasonal grasses, dense grove of willows, oaks and walnut trees along the English Creek riparian corridor. The creek runs through the property from the northeast to the southwest. The topography is primarily flat or sloping.

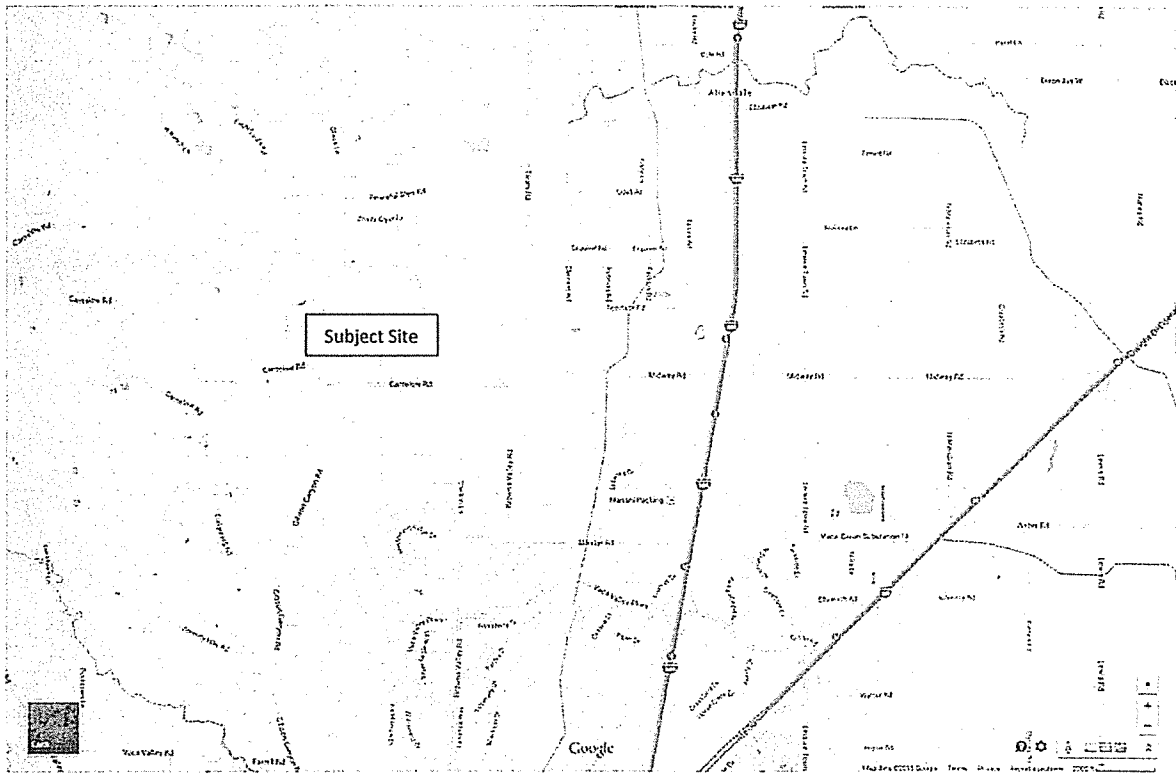


Figure 1 – Project Location

The property was part of a rezone and subdivision approval by the Board of Supervisors in 2002 (S-01-02). A Mitigated Negative Declaration was adopted by the Planning Commission which included implementation of the mitigation measures relative to Biological Resources, Cultural Resources, Noise, Traffic and Circulation and Safety that would reduce impacts to a less than significant level.

1.2 PROJECT DESCRIPTION:

The applicant is proposing to subdivide the 21.66 acre property into four (4) lots. Three (3) parcels, approximately 2.5 acres in size, front English Hills Road and a 14.16 acre piece (Parcel 4) is proposed to the rear of the property. The 14 acre parcel is zoned RR2.5; thus, has the potential to be subdivided into four 2.5 acre lots in the future. Therefore, this analysis assumes impacts for a total of eight (8) potential residential dwelling units.

Access to the site is primarily via English Hills and Cantelow Road. Private driveways to the home site will be limited to the 60-foot private easements shown on the tentative map. Septic systems are proposed and water shall be provided by the Rural North Vacaville Water District. The applicant has secured 6 water rights for the subject property. Figure 2 below is the proposed tentative parcel map.

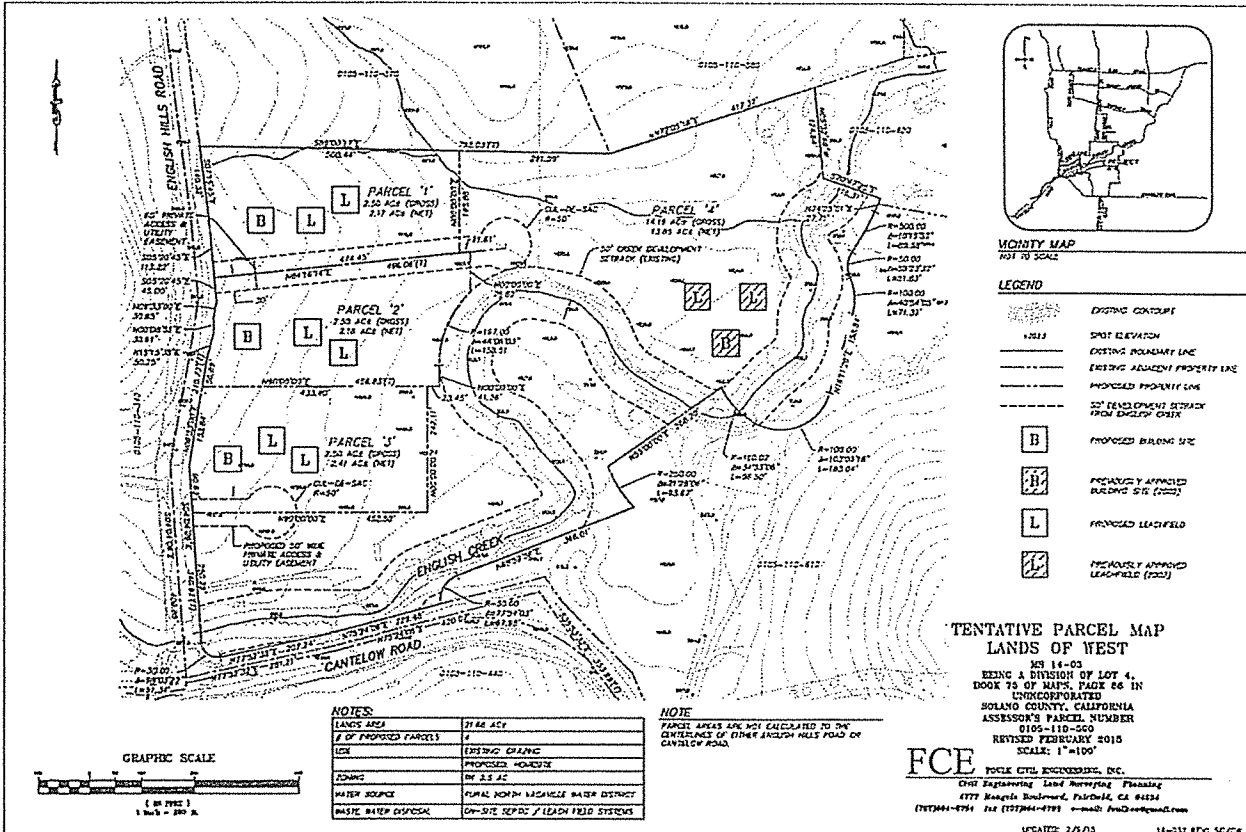


Figure 2

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Class II, Rincon clay loam; Class III San Ysidro sandy loam and Altamont clay; Class IV and VI Corning gravelly loam
Agricultural Preserve Status/Contract No.:	None
Non-renewal Filed (date):	Not Applicable
Airport Land Use Referral Area:	Not Applicable
Alquist Priolo Special Study Zone:	Not Applicable
Primary or Secondary Management Area of the Suisun Marsh:	Not Applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not Applicable
Other:	Not Applicable

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Rural Residential	RR 2.5	Grazing
North	Rural Residential	RR 5/2.5	Vacant
South	Rural Residential	A-20	Single family
East	Rural Residential	A-20/RR 2.5	Single family
West	Rural Residential	A-20	Single family

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:

1.3.1 General Plan

The property is designated Rural Residential which allows densities between 1 du/2.5 acre to 1 du/10 acres. The proposal is consistent with the allowable density.

1.3.2 Zoning

The property is zoned Rural Residential 2.5 acre minimum. The proposed lots are consistent with the minimum lot sizes.

1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):

State Department of Fish and Wildlife, Rural North Vacaville Water District, Vacaville Fire Protection District.

1.41 Agencies that May Have Jurisdiction over the Project.

**2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE,
MINIMIZATION AND/OR PROTECTION MEASURES**

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

Findings of LESS THAN SIGNIFICANT IMPACT Due to Mitigation Measures Incorporated Into the Project

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the potential for significant impacts were reduced to less than significant due to mitigation measures incorporated into the project. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- | | |
|---|---|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> |

Findings of LESS THAN SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology and Water |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Transportation and Traffic |
| <input type="checkbox"/> Utilities and Service Systems | |

Findings of NO IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

- | | |
|---|---|
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hydrology and Water | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Recreation | |

2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c, e: The site is not located within a Scenic Corridor and the project will not degrade the visual character of the area.

d: The additional residences could introduce additional exterior lighting and cause light or glare in to the residential neighborhood. However, County Zoning Code requires the exterior lighting to be oriented from away from adjacent residences to minimize glare. Compliance with the Zoning Code standards will result in *less than significant* impacts.

2.2 Agricultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a – c: The property is designated Grazing Land according to the CA Department of Conservation Important Farmland Map and is not encumbered by Williamson Act Contract. The project will not convert to non-agricultural use. *No impacts are anticipated.*

2.3 Air Quality

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-e: The project has the potential to generate emissions during both construction activities and normal residential use. However, the construction of 8 additional single-family residences does not have the potential to violate ambient air quality standards either short term or long term. The County General Plan has designated the project site for residential buildout; so long-term air quality impacts of residential development have been previously considered by the General plan EIR and impacts are considered to be *less than significant*.

The project does not involve the construction of 8 additional homes simultaneously. Most likely, custom homes will be built at various times. Because of this, short-term air quality impacts will not exceed those of typical single family development projects. Also, the Yolo-Solano Air Quality Control Board has standard conditions to alleviate short-term air quality impacts from construction activities that will be implemented by the Solano County Building Division at time of construction. Therefore, impacts to short-term air quality will be *less than significant*.

There may be some objectionable odors created during construction, but they are not expected to affect a substantial number of people. After construction, odors may be created from normal rural residential uses but should be no different than those created by rural residential uses on adjacent properties. Therefore, *less than significant impacts are anticipated*.

2.4 Biological Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Have a substantial adverse effect on any aquatic, wetland, or 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a, c: The southeastern half of the property contains the English Creek riparian corridor. Alteration or filling of the creek could cause adverse impacts to the creek; however, a recorded 50-foot wide development setback as a condition of the prior approval minimizes impacts to the riparian habitat. No additional impacts are anticipated.
- b, d: The 21.66 acre property has historically been used for grazing and the grasslands are suitable for Swainson Hawk foraging habitat, and several known Swainson Hawk nest sites occur within 4 to 10 miles. Several trees such as cottonwood, oak and eucalyptus trees are located within the vicinity and could provide suitable nesting habitat for Swainson Hawk. With incorporation of the following mitigation, impacts may be reduced to less than significant level:

1. *BR-1: In order to mitigate the loss of foraging habitat, the permittee shall purchase 16.25 acres of mitigation credits from a California Department of Fish and Wildlife approved mitigation bank located in Solano County. The acquisition and/or preservation of foraging habitat shall be made at a ratio of 0.75:1 acre. The preservation lands shall consist of any combination of non-native grassland, grazing land, mixed grain or cropland (excluding orchard or vineyard land or other agricultural uses not typically used by Swainson's hawks), or open oak woodland. The off-site habitat mitigation area shall be preserved in perpetuity by the established mitigation bank. The subdivider shall submit evidence in the form of a sales agreement or receipt to Solano County of the purchase of all required credits prior to issuance of grading permit or final map recordation whichever occurs first.*

 2. *BR-2: Avoidance of Avian Nests. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the subdivider's qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.25 mile of active construction areas, including trees, shrubs, grasslands and wetland vegetation. The qualified wildlife biologist shall determine the timing of pre-construction surveys based on the time of year and habitats that are present, and shall conduct the surveys no more than 14 days and submit the report to the Department of Resource Management prior to issuance of building permit(s).*
 - a. *If active Swainson's hawk nests are found, maintain a no-disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no-disturbance buffer zone from active Swainson's hawk nests shall be 0.25 miles or as may otherwise be determined by the County, in consultation with the USFWS and CDFW as appropriate.*
- e-f: The project does not conflict with a Tree Preservation Policy or adopted Habitat Conservation Plan. No impacts are anticipated.

2.5 Cultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a, b, d: The Prior Mitigated Negative Declaration analysis indicated that the project area was found to contain no recorded archaeological sites. However, the NWIC determined that the project area has the possibility of containing unrecorded archaeological sites. Because of this possibility, archeological resources could be potentially impacted. With incorporation of the following mitigation, impacts can be *reduced to less than significant*.

CR-1: *Should buried, unforeseen archaeological deposits be encountered during any construction activity, work must cease within a 50-foot radius of the discovery and a qualified archeologist be notified to document the discovery, assess its significance and recommend treatment. In the event that human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with CEQA (Section 1064.5) and the California Health and Safety Code9Section 7050.5), the Solano County coroner must be contacted immediately. If the remains are deemed to be Native American, the coroner will notify the Native American Heritage Commission, which will in turn appoint and notify a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with a qualified archaeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until the human remains are exhumed and official notice to proceed is issued.*

State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). Therefore, impacts are considered to be *less than significant*.

c: No known paleontological resources have been identified in the area according to the NWIC, and none are anticipated on the project site. Therefore, *no impacts* are anticipated.

2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a 1-4, c	The property is not located over a known earthquake fault capable of displacement in the near future. However, the Vacaville area is located in a seismically – active region and earthquake related ground shaking should be expected in the future. Compliance with Uniform Building Code requirements should reduce any damage from ground shaking and impacts are considered to be <i>less than significant</i> .			
b:	Potential building construction would cause additional runoff that may lead to soil erosion. However, any potential development would be subject to approval of a grading and erosion control permit from Solano County Public Works Engineering Division which would ensure that the building pads are engineered to minimize potential erosion problems. Therefore, <i>less than significant impacts</i> are anticipated.			
d:	According to the General Plan the project site is not located on a geologic unit or soil that is unstable or that it would become unstable as a result of the project . Compliance with Building Code standards shall minimize the impacts to <i>less than significant level</i> .			
e:	The applicant prepared soil evaluation and septic system report demonstrates that septic systems are feasible on site to handle sewage disposal. Therefore, <i>less than significant impacts</i> are anticipated.			

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Potential residential development on the subject site would not have a significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. *No impacts are anticipated.*
- b. As proposed, the project should not conflict with any goals or policies of the Solano County General Plan, which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). *No impacts are anticipated.*

2.8 Hazards and Hazardous Materials

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a – h: No hazardous materials should be released into the environment through transport or accidental upset of hazardous materials as a result of this proposal. The project site is not listed on a list of hazardous materials sites, nor located within an airport land use plan. There is no adopted emergency response plan or emergency evacuation plan on this subject property that would be disturbed. The project site is not located in an area of high fire risk and should not expose people or structures to a significant loss. Therefore, *no impacts* are anticipated.

2.9 Hydrology and Water

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a The project proposes on-site septic systems for each residential unit and required to comply with County Code Chapter 6.4 Sewage Systems. Compliance with County Code Chapter 6.4 Sewage Systems will not violate any water quality standards or waste discharge requirements and therefore, *less than significant impacts* are anticipated.
- b. The project proposes to utilize domestic water from the Rural North Vacaville Water District; therefore, the project will not 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. Therefore, *no impacts* are anticipated.
- c,d,e,f Public Works staff has reviewed the project and concluded that the project will not substantial alter the existing drainage course and compliance with Chapter 31 of the County's Grading Ordinance will minimize impacts to *less than significant*.
- g,h As seen on Figure HS-1 of the General Plan, the property is not located within a 100-year floodplain; therefore, *no impacts* are anticipated.
- i: The proposed project is not located in an area prone to inundation due to dam or levee failure, seiche, tsunami, or mudflow. Therefore, *no impacts* are anticipated.

2.10 Land Use and Planning

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project would not physically divide a community. *No impacts* are anticipated.
- b, c. This area is planned for this density of residential growth with the necessary infrastructure and public services to support the project is available. The project does not involve the displacement of homes or people, and will have *no impact*.

2.11 Mineral Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a – b. The site is not designated with mineral resource importance according to the General Plan or other land use plan. *No impacts* are anticipated.

2.12 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d. The addition of 8 new single-family residences on the proposed parcels has the potential to cause both short term and long term ambient noise levels from the proposed project, both during construction and post-construction, will increase. Short-term noise levels will increase due to construction activities and long-term noise levels will increase due to normal residential activities.

The short-term noise level will increase due to construction activities that will take place Monday through Friday, and possibly Saturdays, and are estimated to last approximately three to six months per residential unit. The equipment used for site preparation, grading and foundation construction will create the maximum noise levels. This level will range between 75 and 85 dB at 50 feet. Since the sound decreases by approximately 6 dB per doubling of distance from the equipment and the nearest residence is approximately 280 feet from the nearest identified building envelope on Lot number 1; the noise level at the closest residence is estimated to be between 47 and 57 dB. This is within the acceptable range for the residential land use category as shown in the noise section of the Solano County Health and Safety Element. Heavy construction should only occur during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays. No work shall be conducted on Sundays and Federal holidays. With the following mitigation, impacts to temporary increases in ambient noise levels and the exposure of persons to noise levels in excess of standards established in the County General Plan can be *reduced to less than significant*.

NO-1 *Work hours shall be restricted for all noise generating construction activities from 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays. No work shall be conducted on Sundays and Federal holidays.*

b. Persons could be exposed to excessive groundborne vibration or groundborne noise levels during grading phases of construction, but the amount and duration of this groundborne vibration will be minimal and short-term. Therefore, the exposure of persons to groundborne vibrations is anticipated to be *less than significant*.

e, f: The project is not located within an airport land use plan or within two miles of any airport and would, therefore, would not expose people residing or working in the project area to excessive noise levels. No impact will occur.

2.13 Population and Housing

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project has the potential for 8 additional single family dwellings. Given that the average household size in the unincorporated County is 3.02 persons per household (State Department of Finance, 1997), the average number of additional persons expected to reside at the project site is 24 persons. This increase alone would create a *less than significant impact*.
- b, c. This area is planned for this density of residential growth with the necessary infrastructure and public services to support the project available. The project does not involve the displacement of homes or people, and will have *no impact*.

2.14 Public Services

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. 1 – 5): The Vacaville Fire Protection District and Solano County Sheriff's Department have adequate facilities and staff to service the project site. Prior to the issuance of a building permit for construction of new single family residence, the individual parcel owners will pay school fees which will help pay for new schools or additional school facilities. The addition of 8 residences will have minimal impacts to park facilities. Impacts are expected to be *less than significant*.

2.15 Recreation

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-c: The additional household could utilize existing neighborhood or regional parks in the vicinity of the project. The potential small increase in park use would not cause substantial physical deterioration and, therefore, the project will have *no impact* on recreational facilities.

2.16 Transportation and Traffic

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d: According to Public Works staff, the Average Daily Traffic for English Hills Road is 818. The project has the potential to generate 16 am and 16 pm trips per day. The additional traffic trips should cause a less than significant impact to the roadway. Additionally, the project design and recommendations proposed by Public Works require that driveways access to the proposed parcels off the proposed private lanes in order to minimize the number of ingress/egress points on the main road.

The project will not conflict with applicable plan or ordinance relative to circulation, congestion or increase traffic levels, hazards or result in inadequate emergency access. Compliance with County roadway improvement standards will mitigate impacts to a *less than significant level*.

f. The project does not conflict with policies or plans regarding alternative modes of transportation. *No impacts* are anticipated.

2.16 Utilities and Service Systems

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-c: The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require construction of new water or wastewater treatment facilities. *No impacts* are anticipated.
- d. The site is located within the Rural North Vacaville Water District service area. According to the District, the applicant has secured 6 water rights for the site in order to provide for public water service. Additional water rights must be secured if future Parcel 4 is subdivided. *Less than significant impacts are anticipated.*
- e f, g: The proposed project will be served by on-site septic systems; therefore, will not be cause impacts to the regional wastewater treatment plant capacities. Additionally, the county's landfills have adequate capacity to support additional solid waste generated by the household. *Less than significant impacts are anticipated.*

2.17 Mandatory Findings of Significance

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a – c: The Solano County General Plan designates this area for rural residential purposes and impacts associated with residential uses are to be expected and have been anticipated in the County General Plan. Environmental impacts attributable to this proposal have been identified that has the potential to degrade the quality of the environment, effect endangered, rare or threatened species or major periods of California history or prehistory. <i>Less than significant impacts</i> are anticipated if recommended mitigation measures are implemented.				

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. In addition, it will be sent to the Department of Conservation and the Solano County Agriculture Commissioner and other local agencies for review and comment.
(See Section 5.0 Distribution List)

3.2 Public Participation Methods

The Initial Study is available at the Solano County Department of Resource Management and online at the Department's Planning Services Division website at:

<http://www.solanocounty.com/depts/rm/documents/eir/default.asp>

Interested parties may contact the planner assigned to this project at the contact points provided below:

Nedzlene Ferrario, Senior Planner

Planning Services Division
Resource Management Department
675 Texas Street
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: nnferrario@solanocounty.com

4.0 List of Preparers

This Initial Study was prepared by the Solano County Department of Resource Management. The following staff and consultants contributed to the preparation of this Initial Study:

Solano County Department of Resource Management

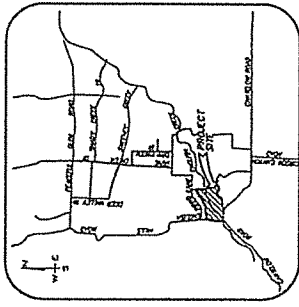
Matt Walsh, Planning Services Division
Nedzlene Ferrario, Planning Services Division
Jeff Bell, Environmental Health
Nicholas Burton, Public Works

5.0 Distribution List

**California Department of Fish and Wildlife
Vacaville Fire Protection District**

6.0 Appendices

**Tentative Map
Application Form
Rural North Vacaville Letter**



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOURS
- SPOT ELEVATION
- EXISTING BOUNDARY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- 50' DEVELOPMENT SETBACK FROM ENGLISH CREEK
- PROPOSED BUILDING SITE
- PREVIOUSLY APPROVED BUILDING SITE (2002)
- PROPOSED LEACHFIELD
- PREVIOUSLY APPROVED LEACHFIELD (2002)

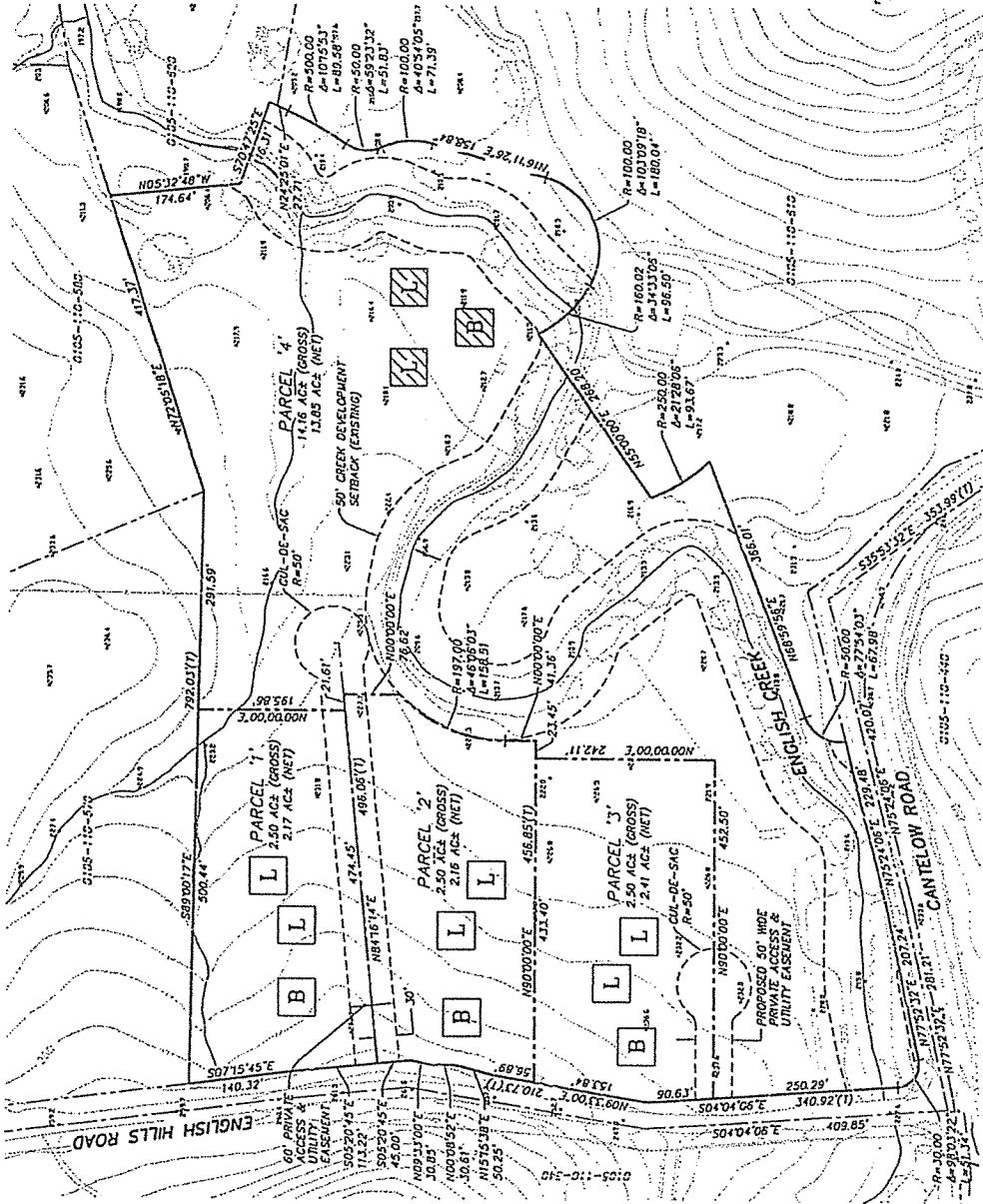
TENTATIVE PARCEL MAP
LANDS OF WEST

SIS 14-03
BEING A DIVISION OF LOT 4,
BOOK 75 OF MAPS, PAGE 86 IN
UNINCORPORATED
SOLANO COUNTY, CALIFORNIA
ASSESSOR'S PARCEL NUMBER
0105110-000
REVISED FEBRUARY, 2015
SCALE: 1" = 100'



Foulk Civil Engineering, Inc.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94504
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

UPDATED: 2/2/15 14-032 REVI. SC/CW



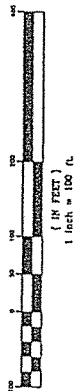
NOTE

PARCEL AREAS ARE NOT CALCULATED TO THE CENTERLINES OF EITHER ENGLISH HILLS ROAD OR CANTELOW ROAD.

NOTES:

LANDS AREA	21.06 AC±
% OF PROPOSED PARCELS	4
USE	EXISTING: GRAZING
	PROPOSED: RESIDENTIAL
ZONING	RR 2.5 AC
WATER SOURCE	RURAL NORTH YACAVILLE WATER DISTRICT
WASTE WATER DISPOSAL	ON-SITE SEPTIC / LEACH FIELD SYSTEMS

GRAPHIC SCALE





DEPARTMENT OF RESOURCE MANAGEMENT
DEVELOPMENT PERMIT APPLICATION
Planning Services Division

675 Texas Street, Suite 5500, Fairfield, CA 94533
 Phone (707) 784-6765 Fax (707) 784-4805
 www.solanocounty.com

Application Type: New Extension (maps) Minor Revision Map Modification

- | | | |
|---|--|--|
| <input type="checkbox"/> Architectural Review (AR) | <input checked="" type="checkbox"/> Minor Subdivision (MS) | <input type="checkbox"/> Sign Permit (SGN) |
| <input type="checkbox"/> General Plan Amendment (G) | <input type="checkbox"/> Major Subdivision (S) | <input type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> Mutual Agreement (MA) | <input type="checkbox"/> Performance Standards (PS) | <input type="checkbox"/> Variance (V) |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP) | <input type="checkbox"/> Waiver (WA) |
| <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input type="checkbox"/> Rezone (Z) | |

For office use only: Application No: MS-14-03 Hrg: (ZA) PC BOS Date Filed: 10/16/14 Plnr: mw

Project Name: Pippo Ranch, Parcel 4 Subdivision

Subject Site Information

Site Address: Corner of English Hills Road and Cantelow Road City: Unincorporated State: CA Zip: 95688

Assessor's Parcel Number (s): 0105-110-590 Size (sq. ft/acre): 21.66 acre

Preferred Property Access by Staff: OK to access Call applicant before access Call owner before access

Contact Information

Property Owner Name: Brian West & Eileen West

Contact Name: Brian West Phone: 707.451.1360 Email: brian@westengineers.com

Mailing Address: 630 Eubanks Court, Suite G City: Vacaville State: CA Zip: 95688

Architect/Engineer/Land Surveyor Company Name: Foulk Civil Engineering

Contact Name: Brad Foulk Phone: 707.864.0784 Email: fouлке@gmail.com

Mailing Address: 4777 Mangels Blvd City: Fairfield State: CA Zip: 94534

Applicant/Company Name: Same as Property Owner

Contact Name : _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Other Contacts:

Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? Yes No

If yes, Contract No. _____ please provide a copy.

If yes, has a Notice of Non-Renewal been filed? Yes No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site?
(such easements do not include Williamson Act contracts)

Yes No *if yes, please list and provide a copy.*

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes No *If yes, please describe in the project narrative.*

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

None Known

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

Subdivision S-01-02 approved April 23, 2002

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

Biological study prepared by Jones & Stokes dated September 28, 2001

E. Does the project involve Housing and Urban Development (HUD) federal funding? Yes No
Is HUD funding anticipated? Yes No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. Yes No

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

Unirrigated seasonal grazing land

B. Surrounding properties:

Rural residential and unirrigated seasonal grazing land

C. Existing use of land:

Seasonal livestock grazing

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	0	
Agricultural	0	
Commercial	0	
Industrial	0	
Other	4	1000 - 2000

E. Describe existing vegetation on site, including number and type of existing trees.

Seasonal grasses / many (775) willows, oak and walnut trees in English Creek riparian corridor

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

Seasonal grazing: cattle, sheep

G. Slope of property:

Flat or sloping	(0 - 6% slope)	<u>20</u>	acres
Rolling	(7 - 15% slope)	<u>1.66</u>	acres
Hilly	(16 - 24% slope)	_____	acres
Steep	(> 24% slope)	_____	acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
Overland flow to English Creek via ephemeral swales

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Rural Residential	South	Seasonal Grazing
East	Seasonal Grazing	West	Seasonal Grazing

J. Distance to nearest residence(s) or other adjacent use(s): 300 ft (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

PG&E power line parallel to English Hills Road

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

English Creek: Intermittent natural creek flows west to east through property

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

None

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

Riparian habitat adjacent to English Creek currently protected by 50 ft development setback

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes X No _____ Don't Know _____ If yes, please list:

Swainson's Hawk Foraging Habitat

P. Describe existing vehicle access(s) to property:

Gate on English Hills Road 100 feet north of English Creek Bridge

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

None

6 Proposed Changes to the Site

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 0 sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

Less than 50 cubic yds³ More than 50 cubic yds³ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 0 yd³ Exported 0 yd³ Used on site 0 yd³.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

None

C. Number, type and use of existing structures to be removed, and removal schedule:

None

D. Describe proposed fencing and/or visual screening (landscaping):

None

E. Proposed access to project site (road name, driveway location, etc.):

English Hills Road: Driveways 450' north; 630' north and 880' north of Cantelow Road

F. Proposed source and method of water supply:

RNVWD

G. Proposed method of sewage disposal (specify agency if public sewer):

Onsite Septic

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

Recology

I. List hazardous materials or wastes handled on-site:

None

J. Duration of construction and/or anticipated phasing:

No construction planned

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

No

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: 0 Multi-family: 0 Accessory: 0

If multi-family, number of units: _____ Maximum height: _____

2. Signage: Freestanding: 0 Dimension(s): _____ Area: _____ (sq.ft)

Attached/Wall 0 Dimensions(s): _____ Area: _____ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: _____ (sq.ft.) Surfaced area: _____ (sq.ft.)

Landscaped or open space: _____ (sq.ft.)

2. Total floor area: _____ (sq.ft.)

3. Number of stories: _____ Maximum height: _____ (ft.)

4. Proposed hours of operation:

Days: _____

From : _____ a.m./p.m to _____ a.m./p.m

Year round: Yes No Months of operation: from _____ through _____

5. Proposed construction schedule:

Daily construction schedule: from _____ a.m./p.m. to _____ a.m./p.m.

Days of construction: _____

6. Will this project be constructed in phases? Describe:

7. Maximum number of people using facilities:

At any one time: _____ Throughout day: _____

8. Total number of employees: _____

Expected maximum number of employees on site: _____

During a shift: _____ During day: _____

9. Number of parking spaces proposed: _____

10. Maximum number of vehicles expected to arrive at site:

At any one time: _____ day: _____

11. Radius of service area: _____

12. Type of loading/unloading facilities:

13. Type of exterior lighting proposed:

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.

15. Describe all proposed uses which may emit odors detectable on or off-site.

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.**

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: Brian West Eileen West Date: 10/15/14

PRINTED NAME: Brian West Eileen West

Applicant signature: Brian West Eileen West Date: 10/15/14

PRINTED NAME: Brian West Eileen West

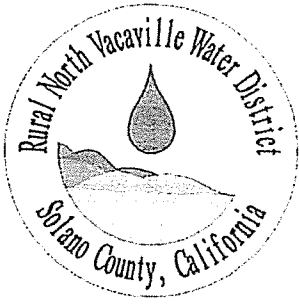
For Office Use Only

Planning Permit Fee(s)	Environmental Review Fees
Ms - 14 - 03 \$ 4985	Initial Study \$ 971
- - - \$	Archaeological Study (Sonoma State NWIC) \$ 75
- - - \$	Negative Declaration \$ 2012
- - - \$	CA Fish and Games (ND or EIR) \$ 7181.25
- - - \$	Initiate EIR \$
Total \$	Mitigation Monitoring Plan \$
Total Fees Paid (P + E) \$ 4985	Total \$
	Receipt No.: 1016297

} \$5,239.25
Receipt # 1017273

Staff verify: Zoning: RR 2 1/2 GP Land Use & Consistency: RR

Comments: _____ Staff/Date: _____



RURAL NORTH VACAVILLE WATER DISTRICT

October 10, 2014

David Cliche, Building Official
Solano County Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: APN # 0105-110-590 Account 8201

Dear Mr. Cliche:

This "will serve" letter is written in reference to the above subject property as requested by the property Owner's developer Brian West. This property currently has 6 water rights. Once the subdivision is approved, the property owner will be required to pay for installation of water connections and associated district fees for the water services to be provided with a meter and backflow preventer to each lot.

Please contact the undersigned if you have any questions.

Sincerely,

Gordon Stankowski

General Manager, RNVWD
Cell: 707-689-3184

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This section provides the Mitigation Monitoring Program (MMRP) for MS -14-03 – Lands of West, pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the Mitigated Negative Declaration (MND) identified significant adverse impacts, and mitigation measures have been identified to reduce those impacts to less-than-significant levels, where feasible.

The numbering of the mitigation measure follows the numbering sequence found in the Mitigated Negative Declaration (MND). All revisions to mitigation measures that were identified in responses to comments have been incorporated into this MMRP.

Adoption of the MMRP shall occur prior to, or concurrently with, adoption of the proposed project for which the program has been developed.

PURPOSE OF THE MITIGATION MONITORING PROGRAM

The purpose of the MMRP is to:

- ▶ ensure that mitigation measures are implemented;
- ▶ provide feedback to agency staff and decision makers about the effectiveness of mitigation measures;
- ▶ provide learning opportunities for improving mitigation measures on future projects; and
- ▶ identify the need for enforcement action before irreversible environmental damage occurs.

The components of the MMRP are addressed briefly below.

Mitigation Measures: The mitigation measures are taken verbatim from the Mitigated Negative Declaration (MND), in the same order that they appear in the Mitigated Negative Declaration (MND).

Monitoring and Enforcement Actions: For every mitigation measure, one or more actions are described. These are the heart of the MMRP, as they delineate the means for implementing the mitigation measures and, in many cases, the criteria for determining whether the measure has been implemented.

Responsible Entity: This column identifies the entity that will undertake the required action. Generally, the contractor is named for actions occurring during grading or construction. On-site inspections will be done by County staff.

Timing/Milestone: Each action must take place during or prior to some part of project development or approval. The timing of actions generally falls into one of the categories shown in the table below.

Monitoring and Enforcement Responsibility: Solano County will have ultimate and legal responsibility for implementation of all mitigation measures. This column indicates which department within the County will conduct the actual monitoring and reporting, as well as take corrective actions when a measure has not been properly implemented.

Mitigation Measures	Responsible Entity	Timing/ Milestone	Monitoring and Enforcement Responsibility
Mitigation Measures 2.1: None			
Mitigation Measures 2.2: None			
Mitigation Measures 2.3: None			
<p>Mitigation Measures 2.4:</p> <p>BR-01: In order to mitigate the loss of foraging habitat, the permittee shall purchase 16.25 acres of mitigation credits from a California Department of Fish and Wildlife approved mitigation bank located in Solano County. The acquisition and/or preservation of foraging habitat shall be made at a ratio of 0.75:1 acre. The preservation lands shall consist of any combination of non-native grassland, grazing land, mixed grain or cropland (excluding orchard or vineyard land or other agricultural uses not typically used by Swainson's hawks), or open oak woodland. The off-site habitat mitigation area shall be preserved in perpetuity by the established mitigation bank. The subdivider shall submit evidence in the form of a sales agreement or receipt to Solano County of the purchase of all required credits prior to issuance of grading permit or final map recordation whichever occurs first.</p>	Applicant/owner	Prior to issuance of grading permit or final map recordation, whichever occurs first	Department of Resource Management/Solano County
<p>BR-02: Avoidance of Avian Nests. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the subdivider's qualified wildlife biologist</p>	Applicant/owner	Prior to grading and building	Department of Resource Management

Mitigation Measures	Responsible Entity	Timing/ Milestone	Monitoring and Enforcement Responsibility
<p>monitored by a qualified biologist to ensure that buffer is providing sufficient protection for the owls and may be modified through coordination with CDFW.</p> <p>b. If the Project will result in the permanent loss of burrowing owl nesting and/or foraging habitat, permanent protection of suitable burrowing owl habitat shall occur. Permanent protection can be accomplished through purchase of suitable land, establishment of conservation easement or other long-term protection mechanisms. Mitigation ratios for Project impacts should be determined based on recommendations in the Staff Report, and in coordination with CDFW, but should consider owl population, natal characteristics, foraging area and quality, dispersal characteristics and other factors influencing the site.</p>			
<p>Mitigation Measures 2.5:</p> <p>CR – 01: Should buried, unforeseen archaeological deposits be encountered during any construction activity, work must cease within a 50-foot radius of the discovery and a qualified archeologist be notified to document the discovery, assess its significance and recommend treatment. In the event that human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with CEQA (Section 1064.5) and the California Health and Safety Code (Section 7050.5), the Solano County coroner must be contacted immediately. If the remains are deemed to be Native American, the coroner will notify the Native American Heritage Commission, which will in turn appoint and notify a Most Likely Descendent (MLD) to act as a tribal representative. The MLD will work with a qualified archaeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until the human remains are exhumed and official notice to proceed is issued.</p>	Applicant	On-going	Department of Resource Management/Solano County

Mitigation Measures	Responsible Entity	Timing/ Milestone	Monitoring and Enforcement Responsibility
Mitigation Measures 2.6: None			
2.7 HAZARDS AND HAZARDOUS MATERIALS			
Mitigation Measures 2.7: None			
Mitigation Measures 2.8: None			
Mitigation Measures 2.9: None			
Mitigation Measures 2.10: None			
2.11 NOISE			
Mitigation Measures 2.11 NO-1 Work hours shall be restricted for all noise generating construction activities from 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays. No work shall be conducted on Sundays and Federal holidays.	Applicant/Owner	During construction	Department of Resource Management
2.12 POPULATION AND HOUSING			
Mitigation Measures 2.12: None			
2.13 PUBLIC SERVICES			
Mitigation Measures 2.13: None			
2.14 RECREATION			
Mitigation Measures 2.14: None			
2.15 TRANSPORTATION AND TRAFFIC			

Mitigation Measures	Responsible Entity	Timing/ Milestone	Monitoring and Enforcement Responsibility
Mitigation Measures 2.15: None			
2.16 UTILITIES AND SERVICE SYSTEMS			
Mitigation Measures 2.16:			