

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**ZONING ADMINISTRATOR
Staff Report
ENGLISH CREEK ESTATES PHASE 2 MINOR SUBDIVISION**

Application No. MS-20-06 Project Planner: Nedzlene Ferrario		Meeting of October 7, 2021 Agenda Item No. 1	
Applicant/Property Owner/Subdivider: Clifford & Linda Neal 4152 Pleasants Valley Road Vacaville, CA 95694		Engineer: Fouk Civil Engineering, Inc 4777 Mangels Blvd. Fairfield, CA 94558 Attn: Brad Fouk	
Action Requested Approval of Minor Subdivision MS-20-06 to subdivide 14.81 gross acres in to four (4) lots of 2.5 acres or more in size. The property is located at the northeast corner of Cantelow and English Hills Road, within unincorporated Vacaville, and within the Rural Residential 2.5-acre minimum Zoning District, APN: 0105-110-690			
Property Information			
Size: 14.81 acres		Location: Northeast corner of English Hills and Cantelow Roads	
APN: 0105-110-690			
Zoning: RR 2.5		Land Use: Vacant	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Individual septic system and Public water service by Rural North Vacaville Water District		Access: English Creek Lane and Wisteria Court	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	RR - 5	Rural Residential
South	Agriculture	A - 20	Rural Residential
East	Rural Residential	A - 20	Rural Residential
West	Agriculture	AG - 20	Rural Residential
Environmental Analysis Initial Study/Mitigated Negative Declaration was prepared and circulated for public review and comment, on July 2, 2021. The public comment period closed on August 3, 2021.			
Motion to Approve The Zoning Administrator does hereby APPROVE Minor Subdivision Application No. MS-20-06 and determines that the Initial Study/Mitigated Negative Declaration is adequate and complete, and ADOPTS			

the mitigation monitoring plan, based on the findings and recommended conditions of approval in the attached Resolution.

LOCATION MAP



BACKGROUND:

The subject property was part of the 148-acre Pippo Ranch Subdivision (Application No. S-01-02) approved by the Board of Supervisors in 2002. In 2015, the subject parcel was established as part of the Lands of West subdivision which created four (4) parcels, three (3) 2.5-acre parcels and one (1) 14-acre parcel (Application No. MS-14-03). The current request pertains to subdividing the 14-acre parcel.

PROJECT DESCRIPTION:

The subject property is located at the northeast corner of English Hills and Cantelow Road, within the unincorporated portion of Vacaville, California. Existing vegetation consists of seasonal grasses, dense grove of willows, heritage sized 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 and gently sloping. The property was recently subjected to fire impacting a few small buildings and vegetation.

The project consists of subdividing 14.81 acres into four (4) lots in the Rural Residential 2.5 acre minimum acre (RR - 2.5) zoning district; Lot 4 – 2.5 acres, Lot 5 – 2.5 acres; Lot 6 – 2.54 acres, Lot 7 – 7.27 acres. Public water service by the Rural North Vacaville Water District and on-site sewage disposal is proposed. Access to the property is proposed via existing English Creek Lane, 60-foot wide public road and Wisteria Court, 50-foot wide private road, built to County improvement standards.

LAND USE CONSISTENCY:

The property is designated Rural Residential 1-10 acres per dwelling unit, according to the General Plan and zoned Rural Residential 2.5 acre minimum. The project proposes overall density of one dwelling unit per 3.70 acres and parcel sizes that meet or exceed 2.5 acres. Approval of the subdivision is consistent with the General Plan and Zoning.

Access:

Access to Parcel 4, 5 and 6 are via an existing public road, English Creek Lane, developed to County standards; and individual driveways to serve the future homes. Access to Parcel 7 is limited to Wisteria Court.

Water supply:

The property is located within the Rural North Vacaville Water District and has 4 water rights. Installation of the water line, meters and connections are required prior to Parcel Map recordation or sale of the property. Design and engineering are subject to the rules and regulations of the Rural North Vacaville Water District.

Sewage Disposal:

On-site sewage disposal is proposed for the proposed parcels. The applicant submitted a Soils Report prepared by FR Soiltesting, for the subject site. The Environmental Health Services Division reviewed the report and concluded that septic systems are permissible on Lot 6 and 7. A declaration is required on the parcel map to indicate that alternative septic systems on Lot 4 and 5, are required for on-site sewage disposal. Design, construction, operations and maintenance of the system shall be in compliance with Solano County Code, Chapter 6.4 Sewage Disposal Standards.

State Fire Safety Rules and Regulations:

The property is located within the CalFire State Responsibility Area and is designated moderate risk by. The area is predominantly rural residential and was impacted by the 2020 Sonoma Lake Napa Unit (LNU) Lightning Fire Complex.

The project is located within the Vacaville Fire Protection District and one-quarter (1/4) mile from the existing Fire Station. Fire suppression infrastructure are installed nearby. Existing fire hydrants are located on English Creek Lane and at the intersection of Cantelow and English Hills Road. County Fire Safe Regulations require siting new structures a minimum of 1000 feet from an existing fire hydrant, a minimum of 30-foot wide setback along the property lines and maintain 100-foot wide defensible space/fire break around all buildings. The tentative parcel map complies with the standards, and requirements such as fire-resistant building materials, signage, building numbering and addresses, and driveway turnouts will be verified during building construction. Compliance with Fire Safe Regulations will minimize risks.

ENVIRONMENTAL ANALYSIS (CEQA)

The Department of Resource Management completed an Initial Study/Mitigated Negative Declaration for the project, which was released for a 30-day review period on July 2, 2021. The comment period ended on August 3, 2021. The Initial Study/Mitigated Negative Declaration concludes that the project has potential significant environmental impacts in the areas of biological resources, cultural resources, tribal cultural resources and noise; however, mitigation measures are proposed to reduce the impacts to less than significant levels. All mitigation measures, including the monitoring responsibilities, have been incorporated into the project as recommended conditions of approval and in the mitigation monitoring plan. Each of the conditions has been listed under the County divisions and other agencies responsible for their implementation.

Public Comments Received:

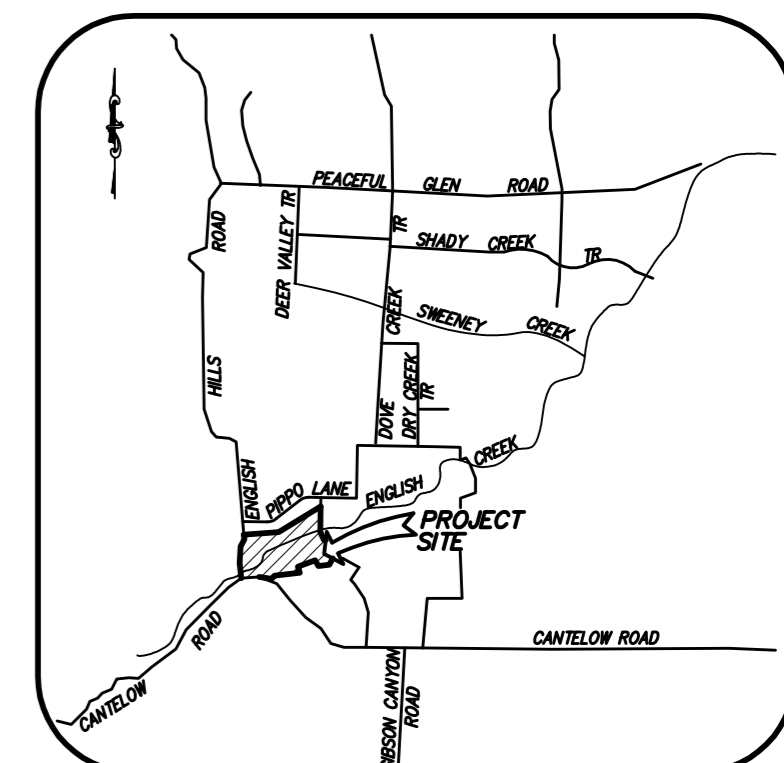
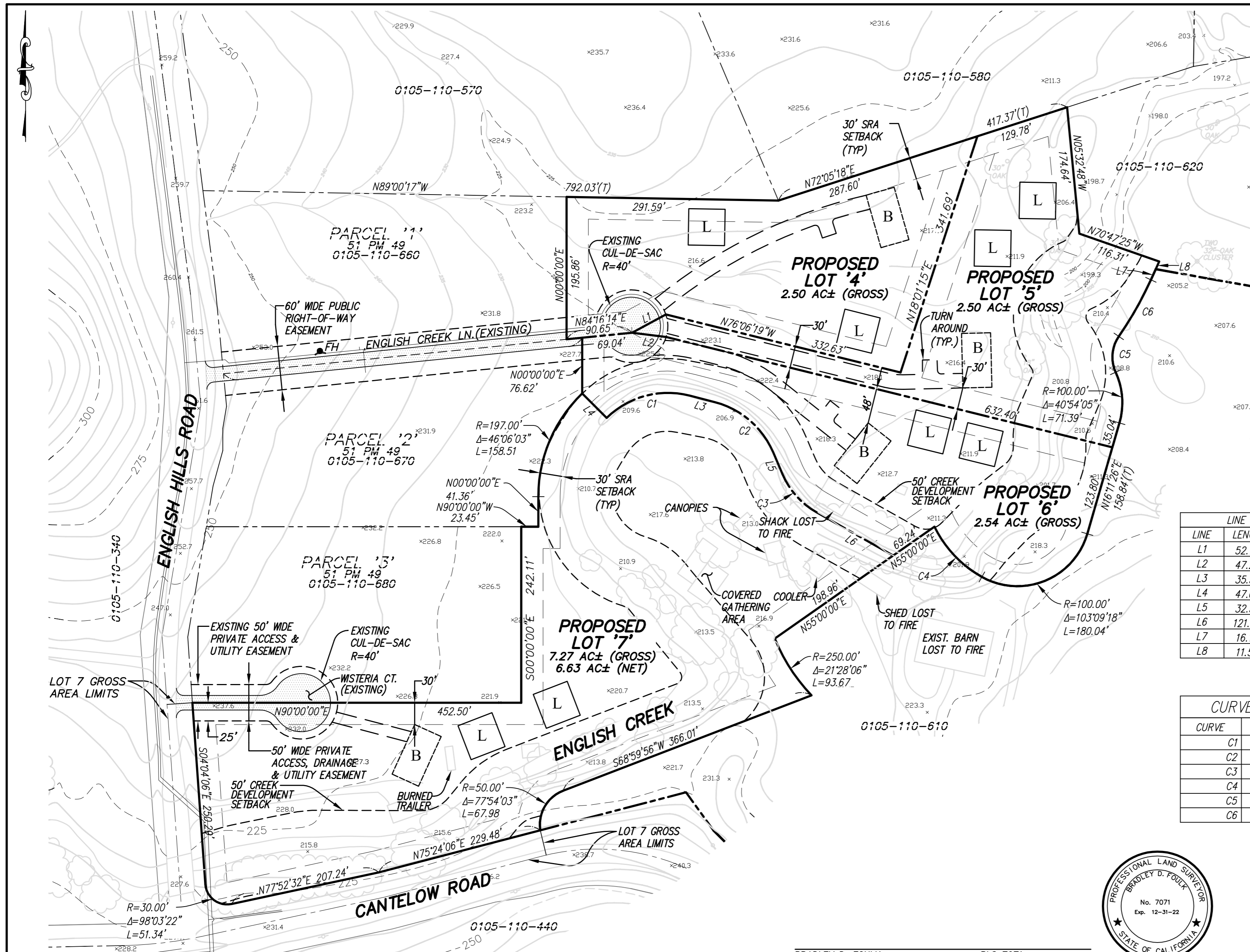
CA Department of Fish and Wildlife: Comments were received regarding potential impacts to additional endangered species such as California Tiger Salamander, American Badger, California Red-Legged Frog, Western Pond Turtle and Foothill Yellow-Legged Frog. Mitigation measures relative to habitat assessments and preconstruction surveys are incorporated as conditions of approval.

Adjacent property owners submitted the following comments:

- Michael Smith (email July 28, 2021) is concerned that additional Fire Protection services were not requested by the Vacaville Fire Protection District, and had questions relating to whether English Creek Lane is public or private road, 50-foot wide development setback, noise mitigation measures and relationship of the applicant to the previous subdivision. Responses to the questions were provided and attached to this report.
- Carol Minville (email August 3, 2021) expressed concerns over polluting English Creek due to proximity of additional septic systems and leach fields and the flood zone. The project includes a recorded 50-foot wide development setback or buffer along the creek corridor that precludes septic systems or structures or removal of trees and vegetation; and minimize impacts to the English Creek corridor.

Attachments:

- A. [Tentative Parcel Map](#)
- B. [Preliminary Public Water System Plan](#)
- C. [Draft Resolution and Conditions of Approval](#)
- D. [Public Draft Initial Study/Mitigated Negative Declaration](#)
- E. [Public Draft Mitigation Monitoring Plan - Revised](#)
- F. [Rural North Vacaville Water District Will Serve Letter](#)
- G. [CA Department of Fish and Wildlife Letter July 21, 2021](#)
- H. [Michael Smith and Carol Minville emails](#)



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
- EXISTING BOUNDARY LINE TO BE ADJUSTED
- 30' CAL FIRE STATE RESPONSIBILITY AREA(SRA) BUILDING SETBACK
- PROPOSED BUILDING ENVELOPE
- PROPOSED DRIVEWAY, (SLOPE OF DRIVEWAY NOT TO EXCEED 15%)
- APPROVED LEACHFIELD LOCATION
- EXISTING FIRE HYDRANT

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.78'	S61°32'54"W
L2	47.22'	S82°51'40"E
L3	35.58'	N75°29'29"W
L4	47.65'	N45°01'08"W
L5	32.36'	N23°04'22"W
L6	121.00'	N60°32'25"W
L7	16.16'	N24°25'01"E
L8	11.56'	N24°25'01"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	123.71	120.00
C2	109.78	120.00
C3	71.93	110.00
C4	23.18	160.02
C5	51.83	50.00
C6	89.58	500.00



TENTATIVE PARCEL MAP
ENGLISH CREEK ESTATES - PHASE 2

BEING A DIVISION OF PARCEL 4, BOOK
51 OF PARCEL MAPS, PAGE 94 IN
UNINCORPORATED
SOLANO COUNTY, CALIFORNIA
ASSESSOR'S PARCEL NUMBERS
0105-110-690
APRIL 2021
SCALE: 1"=100'

FCE FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

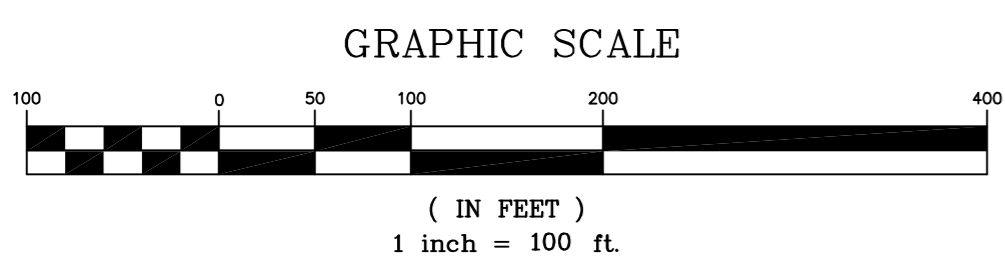
BRADLEY D. FOULK
EXPIRES 12-31-22

OWNERS
CLIFFORD & LINDA NEAL
4152 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
(707) 479-3496

- NOTES**
- GROSS AREAS ARE CALCULATED TO THE CENTERLINES OF ENGLISH HILLS ROAD AND CANTELOW ROAD.
 - SEE SEPARATE PLAN FOR PUBLIC WATER SYSTEM IMPROVEMENTS.

NOTES:

LAND AREA	14.81 AC± (GROSS) 14.17 AC± (NET)
# OF PROPOSED PARCELS	4
USE	EXISTING: GRAZING PROPOSED: HOMESITES
ZONING	RR 2.5 AC
WATER SOURCE	RURAL NORTH VACAVILLE WATER DISTRICT
WASTE WATER DISPOSAL	ON-SITE SEPTIC / LEACH FIELD SYSTEMS

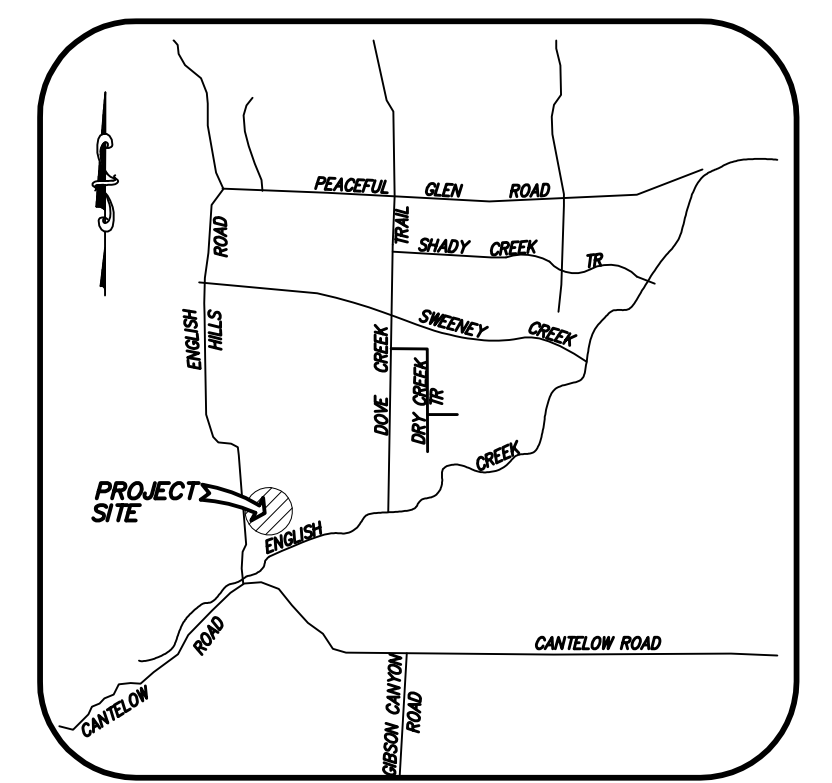
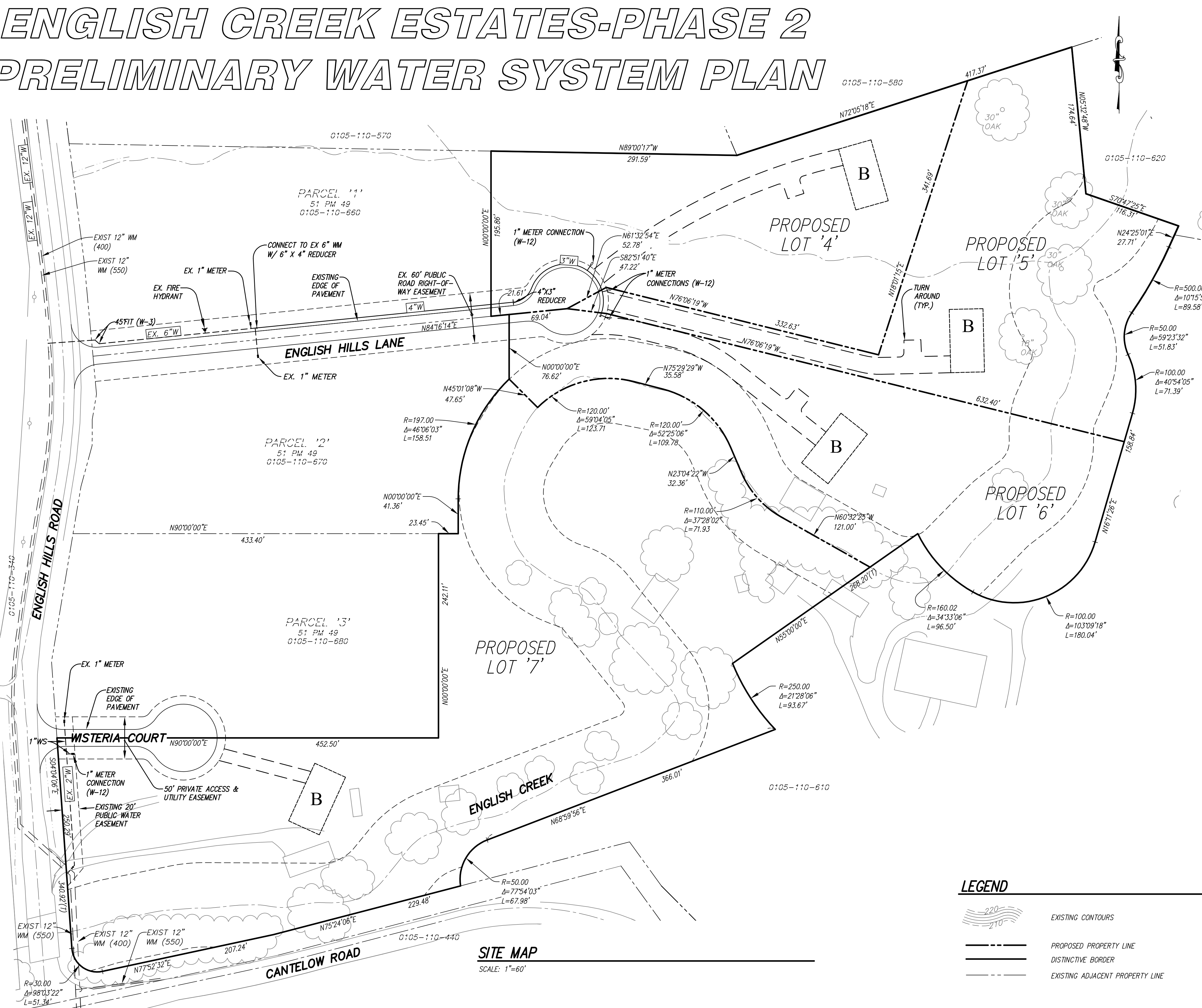


ENGLISH CREEK ESTATES-PHASE 2 PRELIMINARY WATER SYSTEM PLAN

RURAL NORTH VACAVILLE WATER DISTRICT NOTES:

POTABLE WATER SYSTEM NOTES:

- ALL MATERIALS AND INSTALLATION OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE SOLANO IRRIGATION DISTRICT'S LATEST REVISIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE SOLANO IRRIGATION DISTRICT AT (707) 448-6847, FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AND FOR INSPECTION OF THE POTABLE WATER SYSTEM.
- WATER MAINS SHALL BE AWWA C-900, CLASS 150 (OR 18) FOR 4"-12" PIPELINES OR AWWA C-900, CLASS 165 (OR 25) FOR 14"-20" PIPELINES. PIPES SHALL BE Laid AND CONSTRUCTED IN CONFORMANCE WITH DEPARTMENT OF PUBLIC HEALTH SERVICES GUIDANCE CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES, LATEST REVISION.
- TRACER WIRES SHALL BE INSTALLED ON ALL MAIN LINES IN THIS PROJECT. WIRES SHALL BE BROUGHT UP IN EACH VALVE RISER.
- THE CONTRACTOR GUARANTEES THE RUBBER GASKETED PVC PIPELINES AND APPURTENANCES AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND LEAKAGE FOR A PERIOD OF ONE (1) YEAR AFTER THE PIPELINE IS ACCEPTED. THE CONTRACTOR AGREES TO REPAIR ALL LEAKS AND TO MAINTAIN THE PIPELINE AND ITS APPURTENANCES IN A SATISFACTORY OPERATING CONDITION DURING THE ABOVE SPECIFIED PERIOD. UPON NOTICE BY THE DISTRICT OF NEEDED REPAIRS, THE CONTRACTOR SHALL UNDERTAKE SUCH REPAIRS, INCLUDING NECESSARY DEWATERING, WITHIN FORTY-EIGHT (48) HOURS. NEITHER THE GUARANTY NOR MAINTENANCE REQUIREMENTS SHALL APPLY TO DAMAGE CAUSED BY AN ACT OF GOD, NEGLIGENCE IN THE OPERATION OF THE SYSTEM OR ACTS OF THIRD PARTIES.
- FIELD HYDROSTATIC TESTING SHALL BE IN ACCORDANCE TO THE DISTRICT'S STANDARD SPECIFICATIONS LATEST REVISION.
- THE CONTRACTOR SHALL FURNISH TO THE DISTRICT, THREE (3) COPIES OF SHOP AND FABRICATION DRAWINGS WHICH ARE REQUIRED PRIOR TO THE FABRICATION AND/OR PLACEMENT OF ANY OR ALL ITEMS. THE DISTRICT WILL RETURN ONE (1) COPY OF THESE DRAWINGS TO THE CONTRACTOR MARKED "NO EXCEPTIONS TAKEN", "MAKE CORRECTIONS NOTED", "AMEND AND RESUBMIT", OR "REJECTED - RESUBMIT". THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SHOP AND/OR FABRICATION DRAWINGS, AS REQUIRED BY THE DISTRICT, OR RESUBMIT AN ALTERNATE FOR APPROVAL.
- ALL STRUCTURE COVERS ARE TO BE MARKED WITH "WATER". ALL COVER LETTERING IS SUBJECT TO SID APPROVAL.
- THE CONTRACTOR SHALL PLACE A "W" IN THE WET CONCRETE CURB TOP FOR WATER SERVICE LOCATIONS.
- THE DISTRICT INSPECTOR WILL LOCATE THE EXACT PLACEMENT OF BOYS AND ARVS.
- ALL SECTIONALIZING VALVES SHALL BE BUTTERFLY VALVES AND CONFORM TO THE APPLICABLE PROVISIONS OF AWWA C-504. ALL BUTTERFLY VALVES SHALL BE FLANGED (SHORT BODY) AND NOT OF THE WHEAT TYPE WITH A PRESSURE RATING EQUIVALENT TO THAT OF THE PIPELINE. REFER TO THE DISTRICT'S STANDARDS FOR COATING REQUIREMENTS.
- ALL WORK PERFORMED SHALL BE INSPECTED BY SOLANO IRRIGATION DISTRICT'S INSPECTOR. IF ANY WORK SHALL BE PERFORMED WITHOUT APPROVAL OR CONSENT OF THE INSPECTOR, IT MUST, IF REQUIRED BY THE INSPECTOR, BE EXPOSED FOR EXAMINATION AT THE CONTRACTOR'S EXPENSE, IRRESPECTIVE OF WHETHER THE WORK EXPOSED IS FOUND TO BE DEFECTIVE OR NOT.
- THE INSPECTION OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR OF ANY OF HIS OBLIGATIONS TO FULFILL HIS CONTRACT. DEFECTIVE WORK SHALL BE MADE GOOD AND UNSUITABLE MATERIALS MAY BE REJECTED, NOTWITHSTANDING SUCH WORK AND MATERIALS THAT HAVE BEEN PREVIOUSLY OVERLOOKED BY THE INSPECTOR.
- FREEZE PROTECTION IS REQUIRED FOR ALL REDUCED PRESSURE BACKFLOW PREVENTERS (RFPs) AND DOUBLE CHECK DETECTOR CHECKS (DCCDs).
- ELECTRONIC AUTOCAD FILES AND TIFF IMAGES OF THE IMPROVEMENT PLAN SHEETS (AT 300 DPI) SHOWING AS-BUILTS ARE TO BE TRANSMITTED TO THE DISTRICT PRIOR TO FINAL OF PROJECT.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A SOLANO COUNTY AND A SOLANO IRRIGATION DISTRICT ENCROACHMENT PERMIT PRIOR TO CONSTRUCTION AND IS SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
- THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE RURAL NORTH VACAVILLE WATER DISTRICT AND SOLANO IRRIGATION DISTRICT STAFF PRIOR TO BEGINNING CONSTRUCTION.
- THE CONNECTION POINTS TO THE EXISTING RURAL NORTH VACAVILLE WATER DISTRICT SYSTEM SHALL BE POTHOLED AND VERIFIED WITH THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE METER, PRESSURE REGULATOR, AND BACKFLOW PREVENTER WILL BE FURNISHED AND INSTALLED BY THE SOLANO IRRIGATION DISTRICT WITHIN METER BOXES SET BY THE CONTRACTOR.



VICINITY MAP
NOT TO SCALE

OWNER
CLIFFORD & LINDA NEAL
4152 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
(707) 479-3496

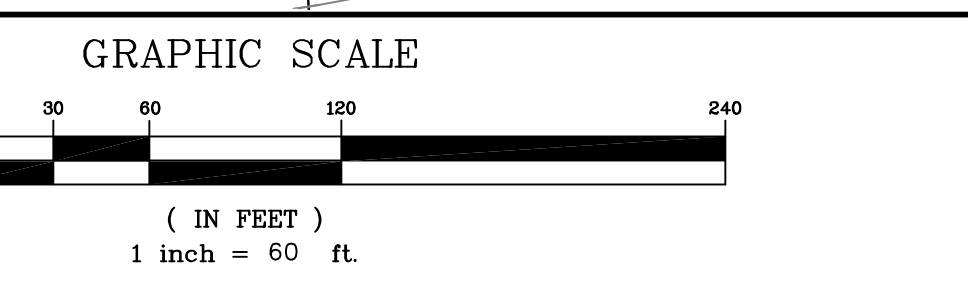
CIVIL ENGINEER
FOULK CIVIL ENGINEERING, INC.
4777 MANGELS BOULEVARD
FAIRFIELD, CA 94534
P (707) 864-0784
F (707) 864-0793
CONTACT: BRAD FOULK

ABBREVIATIONS

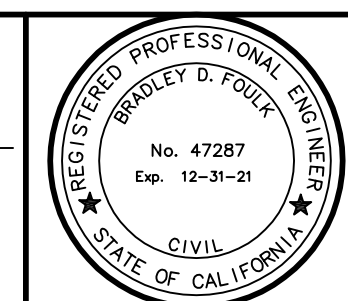
AC	ASPHALT CONCRETE/ACRE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONF	CONFORM
CSP	CORRUGATED STEEL PIPE
DI	DRAINAGE INLET
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EGR	EXISTING GROUND
ELEV	EDGE OF GRAVEL ROAD
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F	FIRE
FDC	FIRE DEPT. CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE
MH	MANHOLE
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RNVWD	RURAL NORTH VACAVILLE WATER DISTRICT
R/W	RIGHT-OF-WAY
SCS	SOLANO COUNTY STANDARDS
SD	STORM DRAIN
SF	SQUARE FEET
SID	SOLANO IRRIGATION DISTRICT
SS	SANITARY SEWER
SVCS	SERVICES
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TYP	TYPICAL
VERT	VERTICAL
(W-#)	S.I.D. WATER DETAIL REFERENCE NUMBER
WM	WATER METER
WV	WATER VALVE

LEGEND

	EXISTING CONTOURS		EXISTING EASEMENT
	PROPOSED PROPERTY LINE		EXISTING EDGE OF PAVEMENT
	DISTINCTIVE BORDER		EXISTING CENTERLINE
	EXISTING ADJACENT PROPERTY LINE		EXISTING FLOWLINE
			EXISTING FENCE



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REV.	DATE	DESCRIPTION	BY	APPROVED

PROJECT: **ENGLISH CREEK ESTATES - PHASE 2
PRELIMINARY WATER SYSTEM IMPROVEMENTS
ENGLISH HILLS COURT, SOLANO COUNTY**

SHEET TITLE: **TITLE SHEET**

SCALE: 1"=60' DWG: 14-032-REV1-WATER JOB NO: 14-032 XREF:

SHEET **1** OF **1**

DESIGNED BY: BDF
DRAFTED BY: NRF
CHECKED BY: BDF
ISSUE DATE: 04/20/21

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX
DRAFT**

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-20-06 of Clifford and Linda Neal to subdivide 14.81 gross acres into four (4) lots of 2.5 or more acres in size. The property is located at the northeast corner of Cantelow and English Hills Road, within unincorporated Vacaville, and within the Rural Residential 2.5-acre minimum Zoning District, APN: 0105-110-690; and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and the Mitigated Negative Declaration, and heard testimony relative to the subject application at the duly noticed public hearing held on October 7, 2021; and

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

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The General Plan Land Use Diagram designates the property Rural Residential 1 dwelling unit/2.5 acres – 1 dwelling unit/10 acres. The design of the subdivision allocates appropriate densities consistent with the Rural Residential land use designation. As conditioned, the proposed map is consistent with applicable policies of the General Plan.

2. The design of the proposed subdivision is consistent with the Solano County General Plan.
 - a. **The property is designated by the General Plan for rural residential development, which allows for single family residences and accessory uses. The design of the proposed subdivision, provisions for domestic water supply and wastewater disposal, and the development density satisfy the intent of the General Plan.**
 - b. **As proposed and conditioned, the design of the subdivision is in conformance with the provisions of Article VII (Design Requirements) of the Solano County Subdivision Ordinance.**
3. The site is physically suitable for the proposed type of development.

The site as proposed can accommodate the proposed home sites, driveways and individual septic disposal systems.

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

The project site can accommodate the proposed subdivision with four (4) primary homes on 14.81 acres, resulting in a development density of one primary dwelling unit per 3.7 acres. The new parcels meet the minimum lot size allowed by zoning.

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

A Mitigated Negative Declaration was drafted and circulated for public review and comment. Mitigation measures recommended by the Mitigated Negative Declaration are implemented by and incorporated into Conditions of Approval attached hereto. With implementation of these recommended mitigation measures, the project will not cause significant adverse impacts to the environment.

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

The Mitigated Negative Declaration reviewed the project for possible health or environmental problems and with mitigation as proposed the project will not cause serious public health problems.

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

The project as conditioned and as evident on the Parcel Map will not conflict with any public easements.

8. 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.

Each primary single-family residence would utilize on-site septic systems and would not affect any existing community sewer system.

9. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

10. The proposed subdivision does not front along a public waterway, public river or public stream and dedication of a public easement along a portion of the bank of the private waterway, river or stream bordering or lying within the subdivision is required.

11. The property or property owner has not entered into contract with Solano County California Land Conservation Act; therefore, the provisions of the California Land Conservation Act do not apply.

12. The project does not involve hazardous waste; therefore, consistency with the County Hazardous Waste Management Plan is not required.

13. 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.).

14. **The proposed subdivision is consistent with the State Board of Forestry and Fire Protection's State Responsibility Area (SRA) Fire Safe Regulations.**

- 15. A Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and noticed for public comment by the Department of Resource Management. The Mitigated Negative Declaration reflects the County of Solano's independent judgment and analysis. Implementation of the mitigation measure described in the Mitigated Negative Declaration will mitigate all potentially significant impacts of the project to less than significant levels, and the Mitigation Monitoring and Reporting Plan ensures that those mitigation measures will be implemented.**

RESOLVED, the Zoning Administrator adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan prepared for Minor Subdivision Application MS-20-06.

RESOLVED, the Zoning Administrator approves Minor Subdivision Application No. MS-20-06 subject to the following conditions of approval:

1. Pursuant to Section 26-98.1 of the Solano County Subdivision Ordinance, a Parcel Map shall be recorded within twenty-four (24) months from the date of approval of the Tentative Subdivision Map. Failure to do so will result in the expiration of the approved Tentative Subdivision Map unless extended pursuant to Section 26-98.2 of the Solano County Subdivision Ordinance.
2. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by FCE Engineering, for Clifford and Linda Neal, received by the Solano County Planning Division on April 20, 2021, except as modified herein.

Solano County Public Works – Engineering Services Division

3. A Parcel Map shall be filed with the Solano County Surveyor. The map shall conform to the requirements of the State Subdivision Map Act and the Solano County Subdivision Ordinance. The map shall be prepared by a licensed surveyor or civil engineer. Upon the map being filed with the County Recorder the subdivision is valid.
4. This subdivision was approved and a finding of site suitability was made based on the representation that the subdivider that has, or is currently negotiating for and will acquire, the property rights necessary to provide legal access, with a minimum width of 50 feet from to English Hills Road to Lot 7 via Wisteria Court (a private road). Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, the subdivider shall be deemed to have failed to meet the condition and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights.
5. Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.
6. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the driveways as shown on the Tentative Map, as well as any onsite grading.
7. Prior to the filing of the Parcel Map, a road maintenance agreement shall be recorded that

requires participation from owners of Lot 7 within the subdivision for Wisteria Court. The maintenance agreement shall include all roadway improvements, culverts, drainage ditches and storm water detention ponds within the subdivision. The agreement shall be submitted to and approved by the Solano County Department of Resource Management Public Works Engineering Division prior to recordation. The agreement's existence shall be noted on the supplemental map sheet of the Parcel Map. This condition could be deemed to have been met if an existing maintenance agreement covers these terms.

8. Subdivider shall place a road name sign for Wisteria Court at English Hills Road, prior to Parcel Map recordation. The sign shall conform to the Solano County Road Standards, Chapter 30 of the Solano County Code and all applicable fire safe standards.
9. NOTE ON MAP. The following note shall be placed on the supplemental map sheet. "Additional Fire Safe regulations may affect future construction on these parcels."
10. NOTE ON MAP. The following note will be placed on the supplemental map sheet. "A grading permit review will be required prior to construction of a driveway or issuance of a building permit".
11. NOTE ON MAP. The following note will be placed on the supplemental map sheet. "Lot 7 created by this map is included in a Road Maintenance Agreement. This agreement is recorded as Document Number _____."

Environmental Health Division

12. Prior to recordation of the Parcel Map, include a declaration on the Parcel Map specific to parcel 4 and 5, stating that the alternative type onsite wastewater treatment system is required, based on the site and soil findings to date. The alternative type onsite wastewater treatment system shall be operated, monitored and maintained in accordance with the Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Rural North Vacaville Water District (District)

13. Prior to Parcel Map recordation, the subdivider shall obtain a Will Serve letter from the Rural North Vacaville Water District and submit a copy to the County Surveyor.
14. Prior to approval of any maps or plans, the subdivider must be made current on all accounts and assessments.
15. The subdivider shall have their engineer design the necessary system improvements to accommodate service to each newly created parcels. The District shall review and approve all Improvement Plans.
16. Prior to approval of the Rural North Vacaville District Improvement Plans, the subdivider must pay an inspection deposit. The inspection deposit amount shall be estimated by the District and shall be due in full.
17. The District may require performance and maintenance bonds for newly constructed District facilities. Typical bond requirements are 110% and 50% of the facility construction costs for the Performance Bond and Maintenance Bond, respectively.
18. Prior to Parcel Map recordation and any ground disturbance activities including trenching or homesite development, the subdivider shall secure a Rural North Vacaville Water District

encroachment permit and comply with the adopted environmental mitigation measures, to conduct work within the public right-of-way. The subdivider shall notify the Planning Services Division and submit the necessary surveys as required in the conditions of approval no. 25-33, and comply with the following:

- a. Install and complete new water service to each parcel.
 - b. All improvements shall be constructed by the subdivider's contractor and inspected by the Rural North Vacaville Water District.
 - c. Prior to construction and after approval of all plans, the subdivider's engineer shall provide the District with two (2) sets of full sized improvement plans, three (3) half-sized sets of improvement plan, and one (1) PDF copy of the plan and map sets.
 - d. A preconstruction field meeting must be held with the subdivider, the subdivider's contractor, and Rural North Vacaville Water District staff.
 - e. The subdivider's contractor shall submit material specification sheets for all materials required for the proposed improvements. The District must review and approve the material submittals prior to material procurement.
 - f. The District will furnish, at the subdivider's expense, the meter, pressure regulating valve, and backflow prevention device to be installed by the subdivider's contractor.
 - g. All infrastructure construction shall be completed prior to recordation of the Parcel Map.
19. The Parcel Map shall include the Rural North Vacaville Water District's Statement for District approval and note indicating that the District is a rural drinking water system, New residences may need to provide additional on-site storage for in-house fire protection systems, Hydrants within the district are for the filling of fire department tanker trucks, and there is no guarantee on flow rate or quantity of water available.
20. After approval of Parcel Map, the subdivider's engineer shall provide the District with two (2) copies of the Parcel Map, and one (1) PDF copy of the Parcel Map.
21. All costs for project administration, design, review, construction, inspection, and other work related to the project shall be borne by the subdivider.
22. District GIS files will be updated accordingly, by the District, and at the subdivider's expense.
23. Electronic AutoCAD files are required upon the completion of the project showing "As-Builts" for electronic archiving.

Vacaville Fire Protection District

24. Comply with the Vacaville Fire Protection District requirements regarding driveways:
- a) Fire apparatus access shall be provided and maintained in accordance with the provisions of the California Fire Code (CFC) as adopted by the Vacaville Fire Protection District.
 - b) To provide year-round, all weather access for heavy fire engines and other emergency equipment to residential building sites that are not covered in the Solano County Road and Street Standards, these minimum access road specifications shall apply:

- i. Plans for access shall be submitted to the District for review and approval prior to construction.
- ii. Driveways shall extend from each building site to a public or private roadway and shall have an unobstructed width of not less than 20 feet (6096 mm) with suitable base material.
- iii. The maximum gradient is 16 percent. 503.2.7 CFC
- iv. Surface designed and maintained to support a 75,000 lb. load.
- v. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- vi. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end.
- vii. Minimum centerline curve radius of 40 feet.
- viii. Necessary drainage improvements.
- ix. Turn-around facilities shall be provided at all building sites on driveways over 300 feet in length and shall be within 50 feet of the building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.
- x. Any required culverts or bridges shall have a minimum load carrying capacity of 75, 000 lb. and certified by an engineer. Vehicle load limits shall be posted at both entrances to bridges.
 - i. Overhead clearance of limbs, trees etc. shall be a minimum of 15 feet. Title 14 CCR Div. 1.5, Chapter 7, Subchapter 2, Articles 1-5

Environmental Mitigation Measures

25. Mitigation Measure Bio – 1: Swain Hawk Pre-construction Surveys

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the following pre-construction surveys; and submit copies of the report to the Department of Resource Management and CDFW:

- a. If activities are scheduled during the nesting season for Swainson's Hawks (March 1 to September 15), prior to beginning work on this project, a qualified biologist shall conduct surveys according to the *Recommended timing and methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*.³ Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation

increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating project-related construction activities. Surveys shall occur annually for the duration of the project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's Hawk nests are detected, the project shall implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson's Hawk cannot be avoided, the project shall consult with California Department of Fish & Wildlife (CDFW) pursuant to California Endangered Species Act (CESA) and obtain an Incidental Take Permit (ITP). CDFW Bay Delta Region staff is available to provide guidance on the ITP application process.

26. Mitigation Measure Bio-2: Avoidance of Avian Nests and Protected Avian Species

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, shall submit pre-construction surveys to the Department of Resource Management and comply with the following mitigation measure:

If construction activities are scheduled to occur during the avian breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 500 feet of active construction areas, including trees, shrubs, grassland and wetland vegetation. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based upon the time of year and habitats that are present. The qualified wildlife biologist shall conduct surveys no more than 7 days prior to construction. If a lapse in project-related work of 7 days or longer occurs, another focused survey shall occur before project work is reinitiated. The qualified wildlife biologist shall submit the pre-construction surveys to the Department of Resource Management prior to construction.

27. Mitigation Measure Bio-3: Burrowing Owl Habitat Assessment, Surveys and Avoidance

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the following assessment and surveys; and submit copies of the report to the Department of Resource Management and CDFW:

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.

28. Mitigation Measure Bio-4:

In order to ensure future buyers of the property are aware of the biological resource restrictions, the Parcel Map shall include supplemental notes regarding the restrictions pertaining to Bio – 1 through 7 and TR-1.

29. Mitigation measure Bio-4A – California Tiger Salamander (CTS) and American Badger.

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

The qualified biologist shall survey for the presence of the American Badger and develop a monitoring plan to keep the badgers out of the area during construction activities involving road, driveways, residences or accessory structures, no more than 30 days prior to construction. These measures may include a qualified biologist surveying for the species including adjacent habitat prior to construction, avoiding occupied burrows including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.

The biologist shall survey and evaluate the project site for CTS habitat and consult with United State Fish and Wildlife Service (USFWS) and CDFW to determine if mitigation measures or Incidental Take Permit is necessary. Submit a copy of the assessment to the Department of Resource Management, CDFW or USFWS prior to construction.

30. Mitigation Measure BIO-5: California Red-Legged Frog Habitat Assessment and Surveys

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

At least two weeks prior to the commencement of ground-disturbing activities, the project area and nearby vicinity, including a minimum 500-foot radius surrounding the project area, shall be assessed by a Qualified Biologist for the presence of California red-legged frog individuals and habitat features. Habitat features include both aquatic habitat such as plunge pools and ponds and terrestrial habitat such as burrows. The results of the habitat feature assessment shall be submitted to CDFW for written acceptance prior to starting project activities. If California red-legged frogs are encountered during the assessment or project activities, the project shall not proceed or all work shall cease, and CDFW shall immediately be notified. Work shall not proceed until the frog, through its own volition, moves out of harm's way and CDFW has provided permission in writing to proceed with the project. If California red-legged frog is encountered, additional approvals from USFWS may be necessary pursuant to ESA.

31. Mitigation Measure BIO-6: Western Pond Turtle Habitat Assessment, Surveys, and Relocation

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

A qualified biologist shall conduct a habitat suitability assessment of the project site to determine where western pond turtles may occur in or adjacent to the project. In areas of suitable habitat, the qualified biologist shall conduct a pre-construction survey for the species within 24 hours prior to construction activities before construction equipment mobilizes to the Project area. The qualified biologist shall have a minimum of two years conducting habitat assessments and surveys for western pond turtles, with detections. If any pond turtles or their nests are found, the biologist shall prepare a relocation plan and submit it to CDFW for written acceptance, and then implement the plan. Construction activities shall avoid all pond turtles and their nests including an appropriate buffer as determined by the qualified biologist.

32. Mitigation Measure BIO-7: Foothill-Yellow Legged Frog Habitat Assessment, Surveys and Relocation

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

A qualified biologist shall conduct a habitat suitability assessment in the vicinity of the project to determine where foothill yellow-legged frogs may occur in or adjacent to the project area, including 500 feet upstream and downstream of the Project area and 50 feet from the streambed. If suitable habitat is identified, the biologist shall provide a foothill yellow-legged frog survey methodology to CDFW for review and approval a minimum of two weeks prior to project construction. No Project activities shall begin until foothill yellow-legged frog surveys have been completed using a method approved by CDFW in writing. The survey methodology will target all life stages and include wet and dry stream surveys as possible. Surveys within the project area will include searching cavities under rocks and logs, within vegetation such as sedges and other clumped vegetation, and under undercut banks.

Surveys should be conducted at different times of day and under variable weather conditions if possible. The qualified biologist shall also conduct a pre-construction survey for the species within 24 hours prior to construction activities before construction equipment mobilizes to the project area. The qualified biologist shall have a minimum of two years conducting habitat assessments and surveys for foothill yellow-legged frog, with detections. If any foothill yellow-legged frogs are found, the biologist shall prepare an avoidance, minimization, and relocation plan and submit it to CDFW for written acceptance, and then implement the plan.

33. Mitigation Measure TR-1:

To address any potential impacts on cultural, archeological and paleontological resources within the subject property or public road easement, and prior to any ground disturbance for road/encroachment improvement, utilities, septic system, leachfield, water wells or homesite development, the project proponent shall hire qualified archeologist to monitor construction and contract with Yocha Dehe Wintun Nation to provide cultural sensitivity training to the workers a minimum of 14 days prior to construction, and allow the Yocha Dehe Tribal Monitor access to the project site during excavation activity. If subsurface resources are encountered during project excavation, workers shall avoid altering the artifacts/cultural resource in their context.

If human remains are discovered, work in the vicinity must stop until the County coroner can determine whether the remains are those of a Native American. If they are those of a Native American, the coroner must contact the NAHC. The NAHC will identify the person(s) it believes to be the "Most Likely Descendant" of the deceased Native American. The Most Likely Descendant would be responsible for recommending the disposition and treatment of the remains. The Most Likely Descendant may make recommendations to the project proponent and the County for means of treatments. Treatment of Native American human remains, or artifacts shall be consistent with the Burial Protocols established by the Yocha Dehe Wintun Nation.

For the unanticipated discovery, the archeologist shall immediately notify the Solano County Resource Management Department. Solano County will work with the qualified archaeologist to determine whether the discovered resource can be avoided and, if impacts have not occurred, whether work can continue. Work shall not resume until permission is received from Solano County.

In order to ensure future buyers are aware of the potential impacts to cultural resources, the final map shall include a note regarding the potential impacts to cultural resources, requirement for on-site excavation monitoring & cultural sensitivity training by a qualified archeologist and coordination with the Yocha Dehe Tribal Monitor.

34. Mitigation measure Noise – 1:

Construction activity is limited to weekdays during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays, and no work should occur on Sundays and Federal holidays. In order to ensure future buyers are aware of the noise restrictions, the Parcel Map shall include a note indicating the noise restriction for construction activities.

Resolution No. --
MS-20-06, English Creek Estates Phase 2/Neal
Page 11 of 11

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 7, 2021.

TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Program Manager

DRAFT

English Creek Estates Phase 2

MS-20-06 (Neal)

Initial Study and

Mitigated Negative Declaration



Inside English Creek horseshoe 2014

July 2021

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

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CHAPTER 1 - PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

1.1 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 California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	English Creek Estates Phase 2
Application Number:	MS-20-06
Project Location:	Northeast corner of Cantelow R and English Hills Road
Assessor Parcel No.(s):	0105-110-690
Project Sponsor's Name and Address:	Clifford and Linda Neal

General Information

This Mitigated Negative Declaration (MND) has been prepared by the County of Solano, as lead agency, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), to analyze and disclose the environmental effects associated with project. This document discusses the proposed project, the environmental setting for the proposed project, and the potential for 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 Solano County Department of Resource Management Planning Services Division 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:
 - Department of Resource Management
 - Planning Services Division
 - 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 August 3, 2021

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.

1.2 ENVIRONMENTAL DETERMINATION

Based on this Initial Study the Solano County Department of Resource Management finds:

The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.

The proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

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.

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.

6/28/2021
 Date

Nedzlene Ferrario
 Nedzlene Ferrario, Senior Planner
 County of Solano
 Department of Resource Management

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.

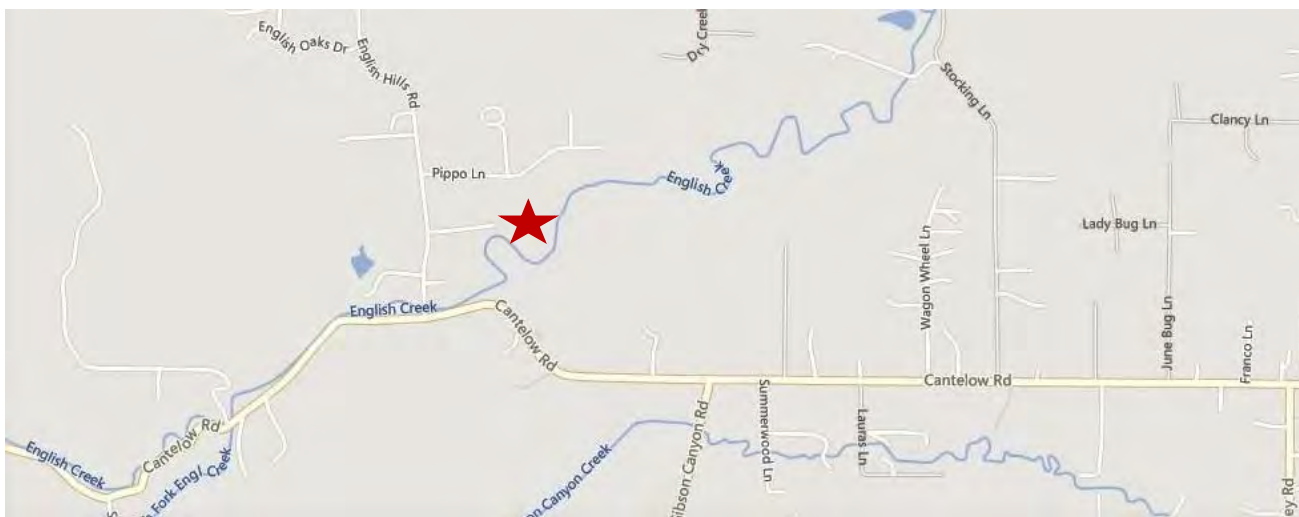
06/25/2021
 Date

Clifford Neal
 Clifford Neal

1.3 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, heritage sized 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 and gently sloping. The property was recently subjected to fire impacting a few small buildings and vegetation.

Figure 1 – Project Location



Background:

In 2002, an Initial Study/Mitigated Negative Declaration (IS/MND) was adopted (Application No. S-01-02 Pippo Ranch) by the Planning Commission. The project consisted of subdividing 148-acres into seven (7) lots which included the subject property. The IS/MND required 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.

In 2015, the subject parcel was established as part of a previous subdivision for four parcels; three (3) 2.5-acre parcels and one (1) 14-acre parcel approved in 2015 (Application No.: MS-14-03 Lands of West). A Mitigated Negative Declaration was circulated and adopted. The environmental analysis assumed the potential impacts for eight (8) potential dwellings; however, only four (4) parcels were approved by the Zoning Administrator in 2015 (Resolution No. 15-09).

The current project proposes to subdivide the 14.81-acre parcel into four (4) lots. A new Initial Study is prepared consistent with 2020 CEQA Initial Study requirements and circulated for public review, to disclose the impacts of four (4) additional dwelling units.

1.4 PROJECT DESCRIPTION

The project consists of subdividing 14.81 acres into four (4) lots in the Rural Residential 2.5 acre minimum acre (RR - 2.5) zoning district; Lot 4 – 2.5 acres, Lot 5 – 2.5 acres; Lot 6 – 2.54 acres, Lot 7 – 7.27 acres. Public water service by the Rural North Vacaville Water District and on-site sewage disposal is proposed. Access to the property is proposed via existing English Creek Lane, 60-foot wide public road and Wisteria Court, 50-foot wide private road, built to County improvement standards.

1.5 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.:	N/A
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A

Surrounding General Plan, Zoning and Land Uses

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

1.6 LAND USE CONSISTENCY ANALYSIS

1.6.1 General Plan

The property is designated Rural Residential which allows densities of 1-10 acres per unit on the Solano County General Plan Land Use Diagram. The project proposes density of 3.5 acres per unit and is consistent with the allowable density.

1.6.2 Zoning

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

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

Rural North Vacaville Water District, Vacaville Fire Protection District.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

Agencies that May Have Jurisdiction over the Project

None known

CHAPTER 2 - ENVIRONMENTAL CHECKLIST

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 LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project requires mitigation measures to reduce potential impacts to less than significant levels.

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

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 less than significant. A detailed discussion of the potential effects on environmental resources is provided in the following topics:

- Hydrology & Water Quality

- | | |
|--|--|
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions |
| | <input type="checkbox"/> Energy |

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 in the following topics:

- | | |
|---|---|
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Population & Housing | |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> |
| <input type="checkbox"/> Mineral Resources | |
| <input type="checkbox"/> Recreation | |

2.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Setting

Surrounding foreground views to the north, east, and south are that of a relatively flat agricultural landscape with gently rolling hills. Lands are predominantly developed with rural residential development surrounding the subject site. English Creek borders the southern property and various heritage sized oaks and riparian vegetation located along the creek.

Impacts Discussion

2.1 a,b,c: The site is not located within a Scenic Corridor and the project will not degrade the visual character of the area. **No impacts.**

2.1d: The additional residences could introduce additional exterior lighting and cause light or glare into the rural residential neighborhood. However, County Zoning Code requires the exterior lighting to be oriented away from adjacent residences to minimize unwanted glare. Compliance with the Zoning Code standards will result in **less than significant impacts**

2.2 AGRICULTURAL AND FORESTRY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As referenced on the 2018 California Department of Conservation Important Farmland map, the 25.02-acre property is classified as Grazing Land. The property is not encumbered by Williamson Act contract.

Impacts Discussion

2.2 a-d: 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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The English Hills area is located within the Yolo-Solano Air Quality Management District (YSAQMD) which is comprised of northeastern portion of Solano and Yolo County. Projects in this district are subject to the Yolo- Solano AQMD rules and regulations in effect at the time of construction.

Impacts Discussion

2.3a-d: The project has the potential to generate emissions during both construction activities and normal residential use. However, the construction of 4 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 4 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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Setting

Existing vegetation consists of seasonal grasses, dense grove of willows, heritage sized 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 and gently sloping. The property was recently subjected to fire impacting a few small buildings and vegetation. The proposed homesite, leachfield areas and driveway construction avoid removal of existing trees. A 50-foot development setback along English Creek required by prior subdivision approvals, was recorded to establish a buffer for the riparian corridor.

Impacts Discussion

2.4b,c,d: The southern portion of the property contains the English Creek riparian corridor. Alteration or filling of the creek could cause adverse impacts to the creek; however, the recorded 50-foot wide development setback as a condition of the prior approval minimizes impacts to the riparian habitat. **Less than significant impacts are anticipated.**

2.4a: The 2015 Initial Study/Mitigated Negative Declaration identified the potential for impacts to Swainson Hawk and required mitigation credits for 8 potential units totaling 16.25 acres. On July 22, 2016, mitigation credits suitable for Swainson Hawk foraging habitat were purchased at Burkes Ranch Conservation Bank. Additional Swainson Hawk mitigation credits are not required for the project.

However, there are several mature trees such as cottonwood, oak and eucalyptus trees are located within the vicinity and could provide suitable nesting habitat for Swainson Hawk or other protected migratory avian species. In 2015, CDFW comments included the potential for impacts to Burrowing Owl on the property. Construction activity such as utility construction or home site development, could pose a disturbance for protected species. With incorporation of the following **mitigation measure, impacts may be reduced to less than significant level:**

Mitigation Measure Bio – 1: Swain Hawk Pre-construction Surveys

If Project activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work on this Project, a qualified biologist shall conduct surveys according to the *Recommended timing and methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*.³ Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP. CDFW Bay Delta Region staff is available to provide guidance on the ITP application process.

Mitigation Measure Bio-2: Avoidance of Avian Nests and Protected Avian Species

If construction activities are scheduled to occur during the avian breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 500 feet of active construction areas, including trees, shrubs, grassland and wetland vegetation. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based upon the time of year and habitats that are present. The qualified wildlife biologist shall conduct surveys no more than 7 days prior to

construction. If a lapse in Project-related work of 7 days or longer occurs, another focused survey shall occur before Project work is reinitiated.

Mitigation Measure Bio – 3:

Prior to issuance of construction permits, 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.

Mitigation Measure Bio-4:

In order to ensure future buyers are aware of the biological resource restrictions, the final map shall include supplemental notes regarding the restrictions pertaining to Bio – 1, 2 and 3.

2.4e,f: The project does not propose to remove any trees and does not conflict with General Plan Tree Preservation Policy or Habitat Conservation Plan. **No impacts are anticipated.**

2.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting & Impact Discussion:

2.5a,b,c: The 2001 Mitigated Negative Declaration analysis indicated that the Northwest Information Center (NWIC) at Sonoma State University determined that the project area was found to contain no recorded archaeological sites; however, there may be potential for unrecorded artifacts. Refer to Section 2.18 Tribal Cultural Resources for discussion on potential impacts and mitigation measure.

2.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts Discussion

2.6a: The project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. **Less than significant impacts are anticipated.**

2.6b: The project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **Less than significant impacts are anticipated.**

2.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) 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, 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 direct or indirect 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"/>
f. 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"/>

Environmental Setting

The project is not within an Alquist-Priolo fault zone. However, according to the Public Health and Safety Element, the property is located within the Marginally Susceptible Area for Landslide Stability, High Shrink Swell Potential and Very Low liquefaction potential.

The project involves grading to develop access, homesites, septic and leachfield areas. Proposed buildings, and structures would require geotechnical reports prepared by a qualified professional prior to issuance of building permits to ensure each is constructed according to the current Uniform Building Code requirements.

Impacts Discussion

2.7a(i)-(iv), c: The property is not located over a known earthquake fault capable of displacement in the near future. However, the Vacaville area is 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 **less than significant**.

2.7b: 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, **less than significant impacts are anticipated**.

2.7d: According to the General Plan the project site is located within High Shrink Swell potential area. Evaluation by geotechnical professional is required prior to issuance of building permits. Compliance with Building Code standards shall minimize the impacts **to less than significant level**.

2.7e: According to the Environmental Health Division, the soils are capable of adequately supporting use of septic systems. Soils testing and report indicate that standard type leachfield is feasible on Lot 6 and 7, and alternative type onsite wastewater systems are required for lot 4 and 5. Compliance with County Code Chapter 6.4 Sewage standards shall minimize **impacts to less than significant level**.

2.7f: The project does not directly or indirectly destroy a unique paleontological or geological unique feature. **No impacts anticipated**.

2.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting & Impacts Discussion

2.8a: The project is anticipated to generate low traffic levels (refer to Section 2.17 Transportation for discussion); therefore, 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 global in nature. **Less than significant impacts are anticipated.**

2.8b. 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). **Less than significant impacts are anticipated.**

2.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project does not involve the transportation, generation, or storage of hazardous materials. As seen on Figure 2A of the Travis Air Force Base Land Use Compatibility Plan, the subject property is located outside of the LUCP Area Influence Zone. The site is located greater than two miles from the Nut Tree Airport, and not within the vicinity of a private airstrip.

The project is located within the Calfire State Responsibility Area. Refer to Section 2.20 for further discussion.

Impacts Discussion

2.9a-e: 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 two miles of an airport. **No impacts are anticipated.**

2.9f,g: The project is located within the Calfire State Responsibility Area and the property is impacted by the recent LNU Complex fire. Compliance with the Fire Safe Regulations standards will result in **less than significant impacts**. Refer to Section 2.20 Wildfire for further discussion.

.2.10 HYDROLOGY AND WATER QUALITY

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

Environmental Setting

The project would utilize an on-site septic system to handle wastewater discharge. As required by County Subdivision regulations, public water service by Rural North Vacaville Water District will be provided to each lot. The project proponent has purchased four water rights and installation of the water lines and meters are required prior to parcel map recordation.

Impacts Discussion

2.10a,c: Water quality is regulated by both state and federal agencies under the authority of the Clean Water Act (CWA). Projects that have the potential to degrade water quality are subject to the regulations of those agencies. Operational activities may involve common urban pollutants such as surface litter, oil, gasoline, grease, paint, fertilizers, pesticides, and herbicides. Construction activities involving soil disturbances such as excavation, demolition, stockpiling, and grading activities could result in increased erosion and sedimentation to surface waters, and could produce contaminated storm water runoff, a major contribution to the degradation of water quality. These activities could result in the discharge of pollutants into the surface water resources that could degrade water quality.

Site development and grading activities will be required to implement Best Management Practices (BMP's) to address construction related surface runoff and vehicle and construction equipment clean out areas. With an approved grading/drainage and erosion control plan utilizing the latest BMP technologies and compliance with the recommended riparian corridor mitigation measures, impacts to on-site and off-site water quality should be reduced to a less than significant level. **Less than significant impacts are anticipated**

2.10b,e. Domestic water supply will be provided by the Rural North Vacaville Water District. Public water infrastructure approved by the Rural North Vacaville Water District shall be installed prior to final map recordation. **Less than significant impacts are anticipated.**

2.10d: According to FEMA flood maps, the project site is not located within the Federal Emergency Management Agency's (FEMA) Flood Zone A (100-year flood zone). The site lies within FEMA Flood Zone X according to Firm Panels 06095C 0161F and C0695C 0150E. Zone X is defined as an area of minimal flood hazard. The project site is inland and is not threatened by potential seiche or tsunamis. **Therefore, no impacts anticipated.**

2.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The property is designated and zoned for Rural Residential development. The proposed subdivision is consistent with the surrounding development pattern.

Impacts Discussion

2.11a: The proposed project would not physically divide a community. **No impacts are** anticipated.

2.11b: 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**.

2.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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"/>

Environmental Setting

As indicated on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site.

Impacts Discussion

2.12a,b: The site is not designated with mineral resource importance according to the General Plan. **No impacts are anticipated.**

2.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & Impacts Discussion

2.13a,b: The project is located in a valley and in close proximity to sensitive receptors. The project could add ambient noise levels during construction and post construction. Complaints from the community have been received regarding noise levels during residential construction. The additional residences could potentially raise the temporary ambient noise levels in the neighborhood. In order to mitigate for construction level noise, the following mitigation measure is recommended to minimize impacts to **less than significant**

Mitigation measure Noise – 1:

Construction activity is limited to weekdays during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays, and no work should occur on Sundays and Federal holidays. In order to ensure future buyers are aware of the noise restrictions, the parcel map shall include a supplemental note statement regarding the noise restriction for construction activities.

However, residential activities are considered normal and would not typically exceed the 65 dB noise standard for residential neighborhood. Noise nuisances are be subject to enforcement actions.

2.13c: The project is not located within the vicinity of an airport or private airstrip. **No impacts are anticipated.**

2.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & Impacts Discussion:

2.14a: The proposed project has the potential for 4 additional single-family dwellings. Given that the average household size in the unincorporated County is 2.88 persons per household (State Department of Finance, 2011), the average number of additional persons expected to reside at the project site is 11 persons. This increase alone would create a **less than significant impact**.

2.14b: 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**.

2.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting & Impacts Discussion

2.15a,1: The project will not cause adverse impacts; however, compliance with Vacaville Fire Protection District Rules and Regulations and Cal Fire State Responsibility Area regulations as recommended in the Hazards Section of this Initial Study, could minimize impacts to **less than significant level**.

2.15a,2: The project proposes four (4) additional homesites, in an existing service area of the Sheriff's Department and the relatively small number of new parcels being created would not typically require additional staffing resources by the Sheriff. **Less than significant impacts are anticipated**.

2.15a,3: Individual property owners will pay fees prior to issuance of building permits which will help pay for new schools or additional facilities, in the Vacaville Unified School District. **Less than significant impacts are anticipated**.

2.15a,4: The project is not anticipated to generate the need or impact for additional recreational or other public facilities. **Less than significant impacts are anticipated**.

2.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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"/>

Environmental Setting & Impacts Discussion

2.16a,b: 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.

2.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) "vehicle miles traveled"?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project will be accessed by existing roads, English Creek Lane and Wisteria Court, both built to County Improvement Standards. Driveway access to Lot 4,5 and 6 is proposed off English Creek Lane and driveway access to Lot 6 is restricted to Wisteria Court. Access rights along English Hills and Cantelow Road were granted to County in 2016.

Impacts Discussion

2.17a-d: The project is anticipated to generate additional 28.8 ADT based upon 9.6 trip generation rate for a single-family residence according to the Institute of Transportation Engineers Trip Generation manual. The increase in traffic would not have significant impacts on the existing traffic load and capacity of the street system and impacts are considered **less than significant**.

California Office of Planning and Research guidelines for Vehicle Mile Traveled (VMT) analysis state that small projects that generate fewer than 110 trips per day may be assumed to cause less than significant impacts. The project generates approximately 28.8 ADT; therefore, **impacts are less than significant**.

The proposed project will not conflict with any circulation plan, result in inadequate emergency access or impact any farm equipment. Traffic impacts are **less than significant**.

2.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting & impact discussion:

2.18ai,ii: On June 7, 2021, Yocha Dehe Wintun Nation Cultural Resource Director (Laverne Bill) indicated that the site has potential for significant resource and any ground disturbance related to the project such as utility installation, road, home, septic systems or leachfield construction could uncover significant resource to the Native American Tribe. Yocha Dehe Cultural Resource Director recommends cultural sensitivity training for the construction crew and presence of a Tribal Monitor during construction. Treatment of Native American human remains, or artifacts shall be consistent with the Burial Protocols established by the Yocha Dehe Wintun Nation.

Due to the potential presence of significant resource to Yocha Dehe Wintun Nation, the following mitigation measure is recommended to minimize impacts to less than significant level:

Mitigation Measure TR-1:

To address any potential impacts on cultural, archeological and paleontological resources within the subject property or public road easement, and prior to any ground disturbance for

road/encroachment improvement, utilities, septic system, leachfield, water wells or homesite development, the project proponent shall hire qualified archeologist to monitor construction and contract with Yocha Dehe Wintun Nation to provide cultural sensitivity training to the workers a minimum of 14 days prior to construction, and allow the Yocha Dehe Tribal Monitor access to the project site during excavation activity. If subsurface resources are encountered during project excavation, workers shall avoid altering the artifacts/cultural resource in their context.

If human remains are discovered, work in the vicinity must stop until the County coroner can determine whether the remains are those of a Native American. If they are those of a Native American, the coroner must contact the NAHC. The NAHC will identify the person(s) it believes to be the "Most Likely Descendant" of the deceased Native American. The Most Likely Descendant would be responsible for recommending the disposition and treatment of the remains. The Most Likely Descendant may make recommendations to the project proponent and the County for means of treatments. Treatment of Native American human remains, or artifacts shall be consistent with the Burial Protocols established by the Yocha Dehe Wintun Nation.

For the unanticipated discovery, the archeologist shall immediately notify the Solano County Resource Management Department. Solano County will work with the qualified archaeologist to determine whether the discovered resource can be avoided and, if impacts have not occurred, whether work can continue. Work shall not resume until permission is received from Solano County.

In order to ensure future buyers are aware of the potential impacts to cultural resources, the final map shall include a note regarding the potential impacts to cultural resources, requirement for on-site excavation monitoring & cultural sensitivity training by a qualified archeologist and coordination with the Yocha Dehe Tribal Monitor.

2.19 UTILITIES AND SERVICE SYSTEMS

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

Environmental Setting & Impacts Discussion

2.19a: No new or expanded utility facilities are required for four (4) additional homes. **No impacts** are anticipated.

2.19b. As discussed in the Hydrology & Water Section, the property is located within the Rural North Vacaville Water District and subdivision regulations require public water service for parcels within the Rural Residential 2.5-acre zoning district. The project proposes to provide public water service for the proposed development. Compliance with Rural North Vacaville Water District requirements could mitigate impacts to **less than significant**.

2.19c. The applicant submitted a Soils Report prepared by FR Soiltesting, for the subject site. The Environmental Health Services Division reviewed the report and concluded that septic systems are permissible on the property. Compliance with County Code Section 6.4 shall ensure that impacts are **less than significant**.

2.19d;e: The project is not anticipated to generate solid waste in excess of state or local standards and will comply with federal, state and local statues regulations pertaining to solid waste. The County has more than 15 years of landfill capacity as required by the State of California. **Less than significant impacts are anticipated.**

2.20 WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The property is located within the State Responsibility Area of moderate risk, designated by Calfire. The area is predominantly rural residential and grasslands, was impacted by the 2020 Sonoma Lake Napa Unit (LNU) Lightning Fire Complex.

The project is located within the Vacaville Fire Protection District and one-quarter (1/4) mile from the existing Fire Station. Fire suppression infrastructure are installed nearby. Existing fire hydrants are located on English Creek Lane and at the intersection of Cantelow and English Hills Road. County Fire Safe Regulations require siting new structures a minimum of 1000 feet from an existing fire hydrant, a minimum of 30-foot wide setback along the property lines and maintain 100-foot wide defensible space/fire break around all buildings. The tentative parcel map complies with the standards, and requirements such as signage, building numbering and addresses, and driveway turnouts will be verified during building construction. Compliance with Fire Safe Regulations could minimize risks to less than significant level.

Impacts Discussion

2.20a: Compliance with Fire Safe Regulations Cal Code Regs, Title 14 Section 1270 et seq will not substantially impair an adopted emergency response or emergency evacuation plan. **Less than significant impacts are anticipated.**

2.20b: The project has the potential to expose occupants to pollutant concentrations from wildfire. Compliance with Fire Safe Regulations Cal Code Regs, Title 14 Section 1270 et seq will reduce **impacts to less than significant impact**

2.20c: The project will not require installation of roads or fire hydrants or utilities lines which exacerbate fire risk. Compliance with Fire Safe Regulations Cal Code Regs, Title 14 Section 1270 et seq. could reduce **impacts to less than significant impact**

2.20d: The project has the potential to expose additional people to risks related to post fire instability. Compliance with Fire Safe Regulations Cal Code Regs, Title 14 Section 1270 could reduce **impacts to less than significant.**

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts Discussion

2.21a: 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. **Less than significant impacts are anticipated if recommended mitigation measures are implemented.**

2.21b,c: The project does not have impacts that are cumulatively considerable or cause substantially adverse effects on human beings either directly or indirectly. **Less than significant impacts are anticipated.**

CHAPTER 3 – 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 and local state agencies. (See Section 3.4 Distribution List)

3.2 Public Participation Methods

The Initial Study is also 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
Solano County Department of Resource Management
Planning Services Division
675 Texas Street
Fairfield, CA 94533

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

3.3 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

3.4 Distribution List

State & Local Agencies

California Department of Fish and Wildlife
Native American Heritage Commission
Cal Fire
Vacaville Fire Protection District
Rural North Vacaville Water District

CA Native American Tribes

- Yocha Dehe Wintun Nation
- Cachil Dehe Band of Wintun
- Cortina Rancheria – Kletsel Dehe Band of Wintun Indians
- Guidiville Indian Rancheria

APPENDICES

- A. Application Form MS-20-06
- B. Assessor Parcel Map
- C. Tentative Parcel Map
- D. Public Water System Plans
- E. Rural North Vacaville Will Serve Letter
- F. Yocha Dehe Wintun Nation Burial Treatment Protocols



DEPARTMENT OF RESOURCE MANAGEMENT
DEVELOPMENT PERMIT APPLICATION
RECEIVED
Planning Services Division

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

OCT 15 2020

COUNTY OF SOLANO
RESOURCE MANAGEMENT

- Application Type: New Extension (maps) Minor Revision Map Modification
- Architectural Review (AR) Minor Subdivision (MS) Sign Permit (SGN)
- General Plan Amendment (G) Major Subdivision (S) Use Permit (U)
- Mutual Agreement (MA) Performance Standards (PS) Variance (V)
- Marsh Development Permit (MD) Policy Plan Overlay (PP) Waiver (WA)
- Mobilehome Storage Permit (MH) Rezone (Z)

For office use only: Application No: MS-20-06 Hrg: ZA PC BOS Date Filed: 10/15/20 Plnr: 4 w

Project Name: English Creek Estates - Phase 2

Subject Site Information

Site Address: English Hills at Cantelow Roads City: Vacaville State: CA Zip: 95688

Assessor's Parcel Number (s): 0105-110-690 Size (sq. ft/acre): _____

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

Contact Information

Property Owner Name: Clifford and Linda Neal CGNEAL8@gmail.com

Contact Name: Clifford Neal Phone: 707-479-3496 Email: _____

Mailing Address: 4152 Peaceful Glen Road City: Vacaville State: CA Zip: 95694

Architect/Engineer/Land Surveyor Company Name: Foulk Civil Engineering, Inc.

Contact Name: Brad Foulk Phone: (707) 864-0784 Email: brad@foulkce.com

Mailing Address: 4777 Mangels Blvd. City: Fairfield State: CA Zip: 94558

Applicant/Company Name: Same as 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

- 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.

Subject property is within the the distinctive border of Book 51,
Parcel Maps, page 94 filed in June 2016.

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

None

- 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:

The site is serviced by English Hills Road and 2 existing cul-de-sac streets. English Creek runs easterly along the Southern boundary of the property. The lot was recently subjected to fire impacting a few small buildings and vegetation.

B. Surrounding properties:

Rural residential to the north, fallow grazing land to east, west and south.

C. Existing use of land:

Residential, fallow and cattle grazing.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural		
Commercial		
Industrial		
Other		

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

Grass lands with scorched trees along English Creek.

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

Cattle

G. Slope of property:

Flat or sloping	(0 - 6% slope)	<u>12.2</u>	acres
Rolling	(7 - 15% slope)	<u>2.0</u>	acres
Hilly	(16 - 24% slope)	<u>0.4</u>	acres
Steep	(> 24% slope)	<u>0.2</u>	acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
All of the parcel drains toward the creek to the East of the property.

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

North	Rural Residential	South	Grazing & Residential
East	Grazing & Residential	West	Grazing & Residential

J. Distance to nearest residence(s) or other adjacent use(s): 50 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.

Overhead power along English Hills Road and Cantelow Road including overhead service to well on property.

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 runs through southern portion property to the East boundary.

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.:

None

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

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

Via existing roads, English Creek Lane or Wisteria Court, from English Hills Road.

- 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).

None

- 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: N/A %.

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

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

N/A Less than 50 cubic yds³ _____ More than 50 cubic yds³ _____ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported N/A yd³ Exported _____ yd³ Used on site _____ 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)

N/A

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

None

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

N/A

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

Existing Wisteria Court from English Hill Road to one proposed parcel and existing English Creek Lane to the other three proposed parcels.

- F. Proposed source and method of water supply:

Rural North Vacaville Water District

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

On-site septic and leach field

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

None

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

None

J. Duration of construction and/or anticipated phasing:

N/A

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: N/A Multi-family: _____ Accessory: _____

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

2. Signage: Freestanding: N/A Dimension(s): _____ Area: _____ (sq.ft)

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

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

1. Lot coverage:

Building coverage: N/A (sq.ft.) Surfaced area: _____ (sq.ft.)

Landscaped or open space: N/A (sq.ft.)

2. Total floor area: N/A (sq.ft.)

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

4. Proposed hours of operation:

Days: N/A _____

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 N/A a.m./p.m. to _____ a.m./p.m.

Days of construction: _____

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

N/A

7. Maximum number of people using facilities:

At any one time: N/A Throughout day: _____

8. Total number of employees: N/A

Expected maximum number of employees on site: _____

During a shift: _____ During day: _____

9. Number of parking spaces proposed: N/A

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

At any one time: N/A day: _____

11. Radius of service area: N/A

12. Type of loading/unloading facilities:

N/A

13. Type of exterior lighting proposed:

N/A

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

N/A

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

N/A

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

N/A

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9 Additional Information by Applicant

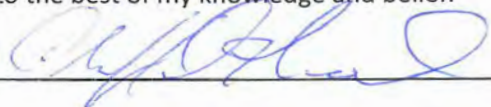
In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add 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 and as necessary to evaluate potential environmental impacts of the project. **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:  Date: 10/15/20

PRINTED NAME: _____

Applicant signature: _____ Date: _____

PRINTED NAME: _____

For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees	
MS-20-06	\$ 6879	Initial Study	\$ _____
-	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
-	\$ _____	Negative Declaration	\$ _____
-	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
-	\$ _____	Initiate EIR	\$ _____
-	\$ _____	Mitigation Monitoring Plan	\$ _____
Total	\$ 6879	Total	\$ _____
Total Fees Paid (P + E)	\$ 6879	Receipt No.:	13400

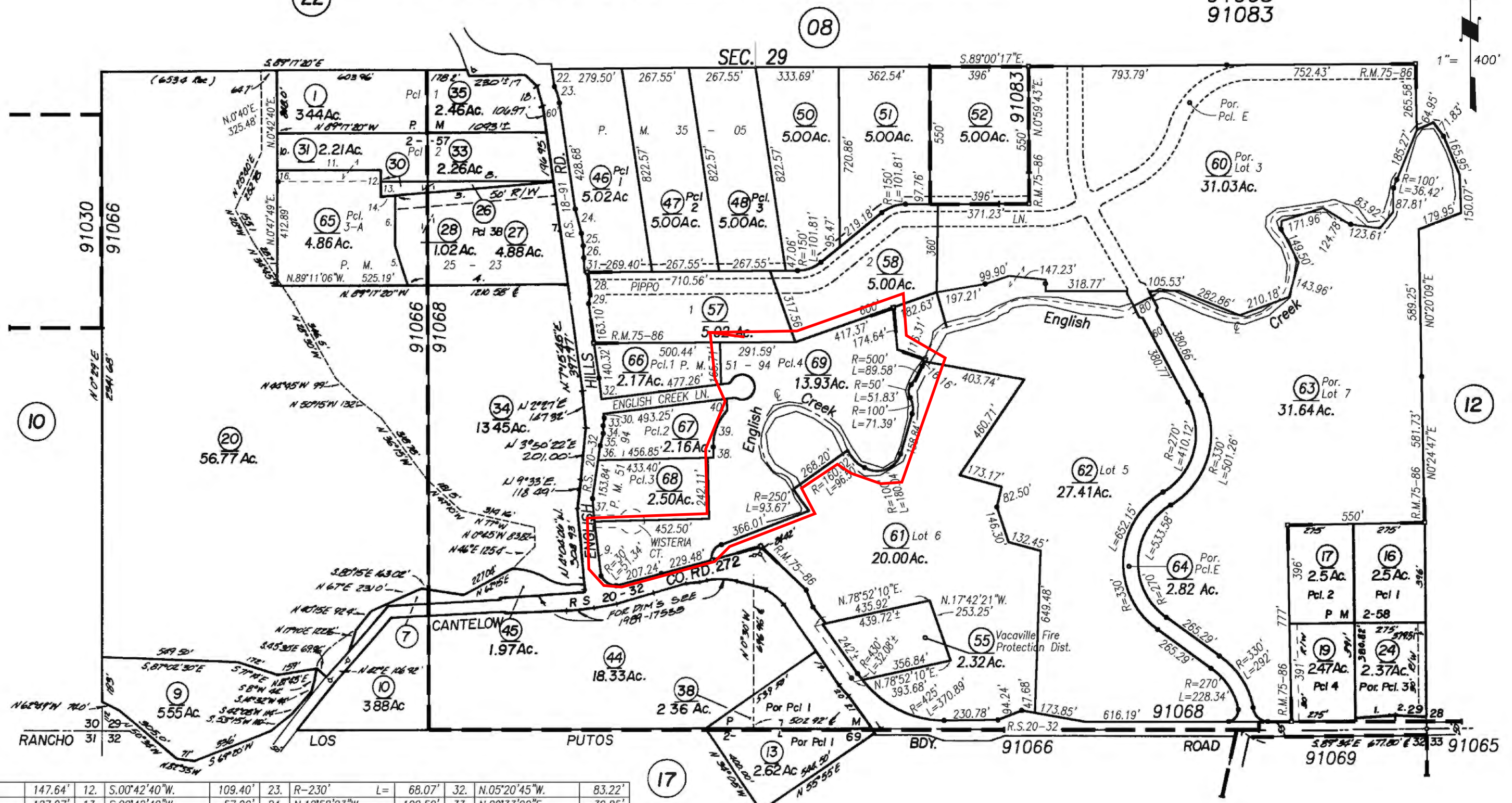
Staff verify: Zoning: RR 2 1/2 GP Land Use & Consistency: RR

Comments: _____ Staff/Date: _____

POR. LOT 38, RANCHO LOS PUTOS
POR. SEC. 28,29 & 32, T.7N., R.1W., M.D.B.& M. EXT.

Tax Area Code
91066
91068
91083

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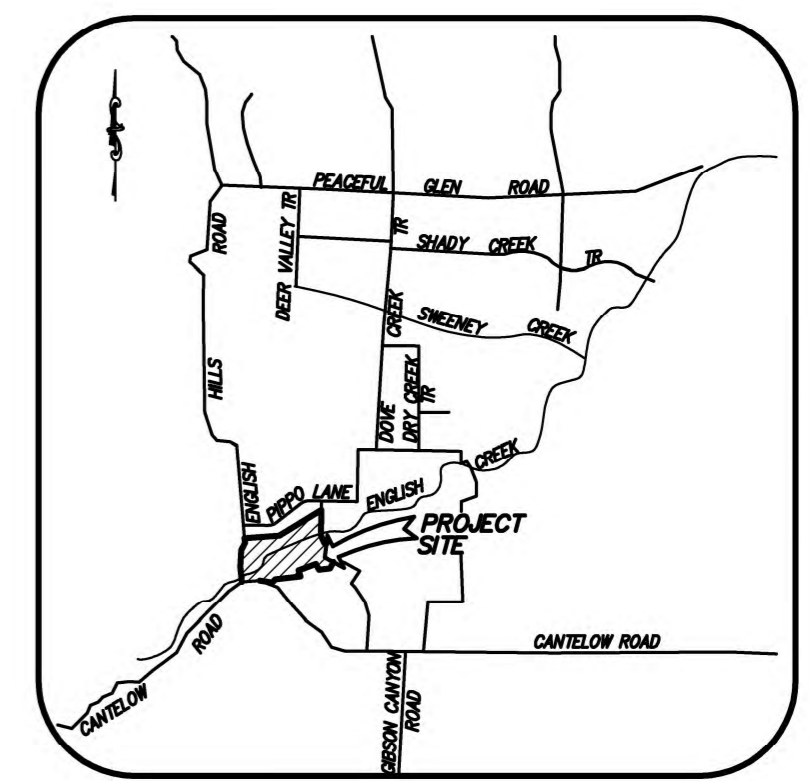
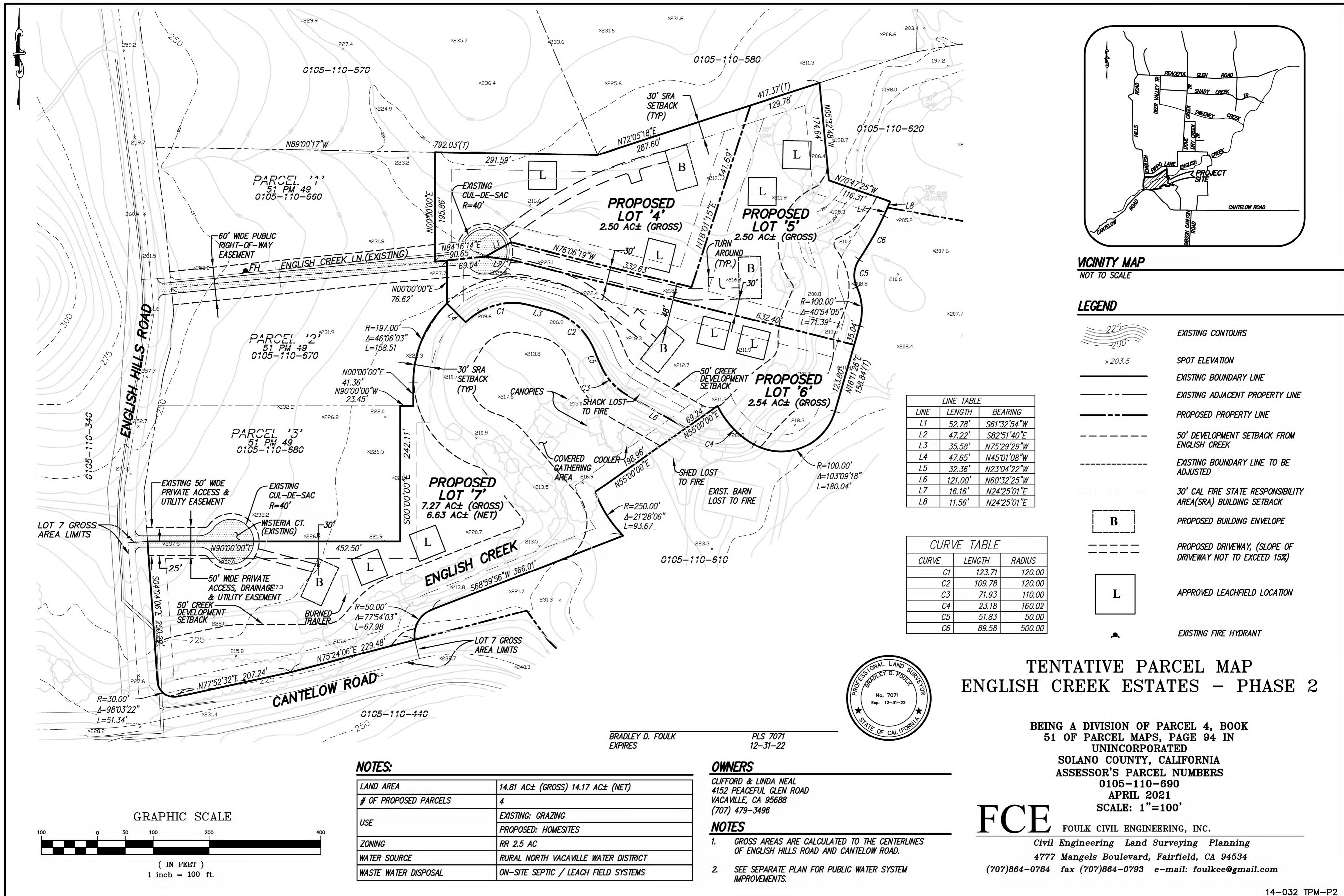
1. N.86°34'26"E.	147.64'	12. S.00°42'40"W.	109.40'	23. R-230'	L= 68.07'	32. N.05°20'45"W.	83.22'
2. S.85°47'50"E.	127.97'	13. S.00°42'40"W.	57.90'	24. N.12°58'23"W.	100.50'	33. N.09°33'00"E.	30.85'
3. N.86°19'06"E.	650.40'	14. N.86°13'07"E.	88.80'	25. N.07°15'46"W.	50'	34. N.00°08'52"E.	30.61'
4. N.89°11'06"W.	654.16'	15. N.89°17'20"W.	414.99'	26. N.01°33'07"W.	48.30'	35. N.15°15'38"E.	50.25'
5. N.16°33'27"W.	171.99'	16. N.00°42'40"E.	51.50'	27. N.89°00'17"W.	10'	36. N.09°33'00"E.	56.89'
6. N.00°24'20"E.	195.47'	17. N.19°10'46"W.	72.65'	28. N.07°15'45"W.	64.98'	37. N.04°04'06"W.	90.63'
7. N.07°15'45"W.	414.73'	18. N.45°27'36"W.	77.69'	29. N.07°07'49"E.	39.81'	38. N.00°00'00"E.	41.36'
8. N.89°17'20"W.	696'±	19. S.34°06'43"E.	162.66'	30. S.05°20'45"E.	15'	39. R=197'	L= 158.51'
9. N.04°04'06"W.	250.29'	20. R=490'	L= 70.06'	31. N.01°33'07"W.	52.20'	40. N.00°00'00"E.	46.47'
10. N.00°42'40"E.	143.50'	21. N.34°05'43"W.	167.52'				
11. S.89°17'20"E.	414.99'	22. N.07°15'45"W.	71.38'				

Pippo Subdivision, R.M. Bk. 75 Pg. 86
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

110-66thru69(Pm)	9-20-17	DV
110-59,60,62,63		
Chg. (Lta)	10-31-07	Cr
110-65 (Dd)	7-6-06	Cr
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 105 Pg. 11
County of Solano, Calif.



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
- EXISTING BOUNDARY LINE TO BE ADJUSTED
- 30' CAL FIRE STATE RESPONSIBILITY AREA(SRA) BUILDING SETBACK
- PROPOSED BUILDING ENVELOPE
- PROPOSED DRIVEWAY, (SLOPE OF DRIVEWAY NOT TO EXCEED 15%)
- APPROVED LEACHFIELD LOCATION
- EXISTING FIRE HYDRANT

LINE TABLE

LINE	LENGTH	BEARING
L1	52.78'	S61°32'54"W
L2	47.22'	S82°51'40"E
L3	35.58'	N75°29'29"W
L4	47.65'	N45°01'08"W
L5	32.36'	N23°04'22"W
L6	121.00'	N60°32'25"W
L7	16.16'	N24°25'01"E
L8	11.56'	N24°25'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	123.71'	120.00'
C2	109.78'	120.00'
C3	71.93'	110.00'
C4	23.18'	160.02'
C5	51.83'	50.00'
C6	89.58'	500.00'



TENTATIVE PARCEL MAP
ENGLISH CREEK ESTATES - PHASE 2

BEING A DIVISION OF PARCEL 4, BOOK
51 OF PARCEL MAPS, PAGE 94 IN
UNINCORPORATED
SOLANO COUNTY, CALIFORNIA
ASSESSOR'S PARCEL NUMBERS
0105-110-690
APRIL 2021
SCALE: 1"=100'

FCE FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

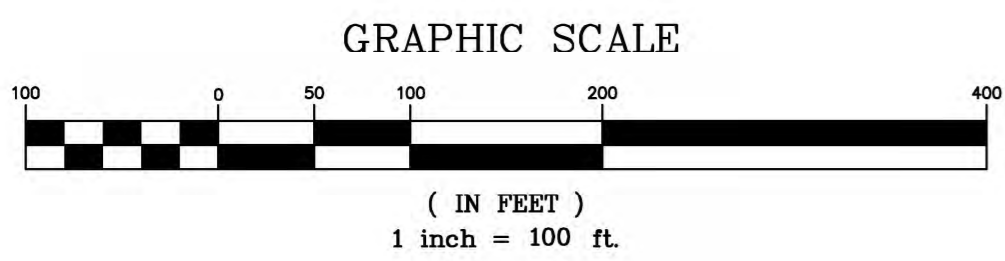
BRADLEY D. FOULK
EXPIRES PLS 7071
12-31-22

OWNERS
CLIFFORD & LINDA NEAL
4152 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
(707) 479-3496

- NOTES**
- GROSS AREAS ARE CALCULATED TO THE CENTERLINES OF ENGLISH HILLS ROAD AND CANELOW ROAD.
 - SEE SEPARATE PLAN FOR PUBLIC WATER SYSTEM IMPROVEMENTS.

NOTES:

LAND AREA	14.81 AC± (GROSS) 14.17 AC± (NET)
# OF PROPOSED PARCELS	4
USE	EXISTING: GRAZING PROPOSED: HOMESITES
ZONING	RR 2.5 AC
WATER SOURCE	RURAL NORTH VACAVILLE WATER DISTRICT
WASTE WATER DISPOSAL	ON-SITE SEPTIC / LEACH FIELD SYSTEMS

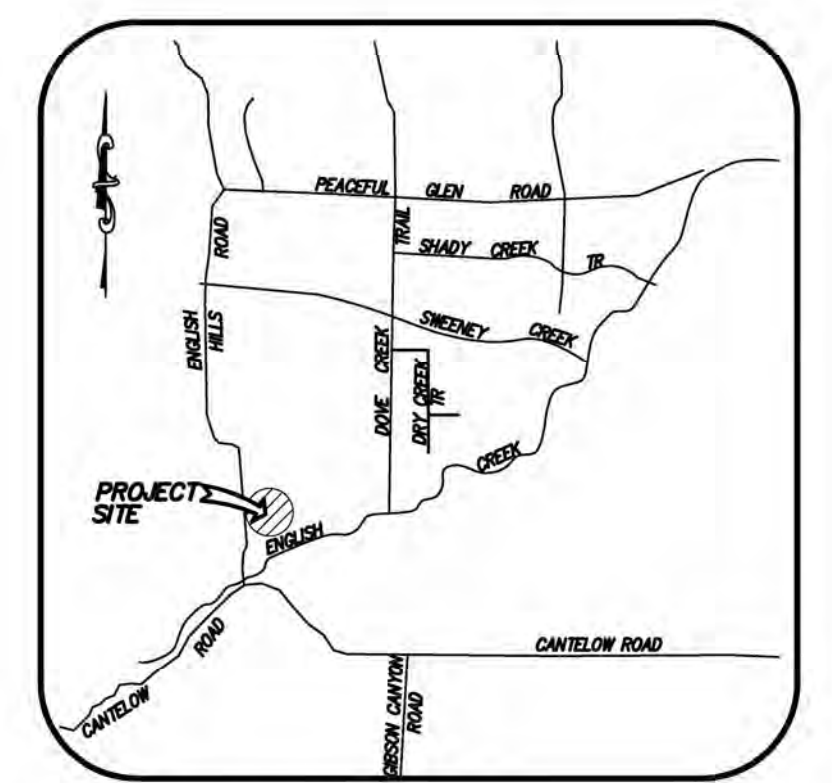
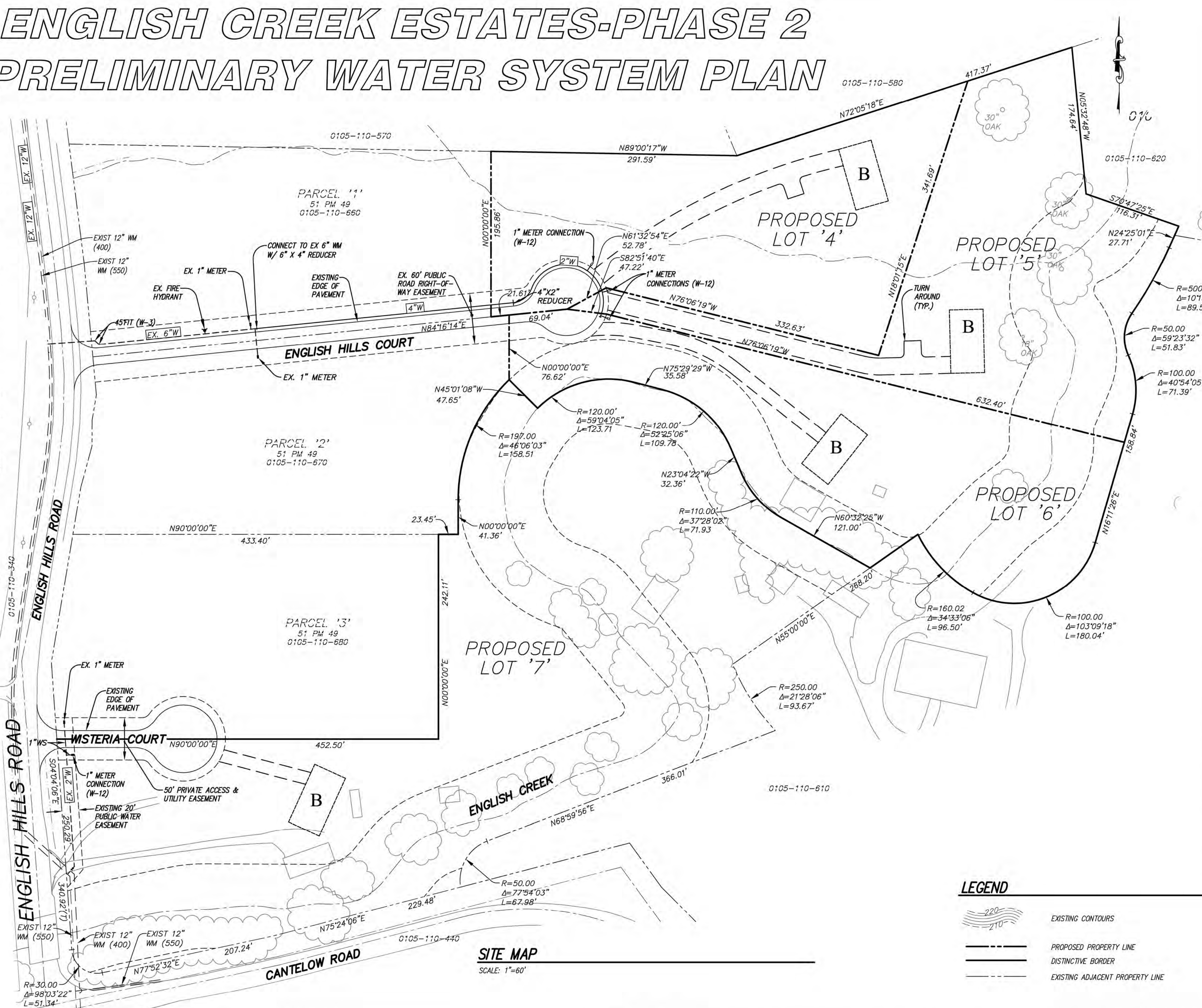


ENGLISH CREEK ESTATES-PHASE 2 PRELIMINARY WATER SYSTEM PLAN

RURAL NORTH VACAVILLE WATER DISTRICT NOTES:

POTABLE WATER SYSTEM NOTES:

- ALL MATERIALS AND INSTALLATION OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE SOLANO IRRIGATION DISTRICT'S LATEST REVISIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE SOLANO IRRIGATION DISTRICT AT (707) 448-6847, FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AND FOR INSPECTION OF THE POTABLE WATER SYSTEM.
- WATER MAINS SHALL BE ANWA C-900, CLASS 150 (DR 18) FOR 4"-12" PIPELINES OR ANWA C-900, CLASS 165 (DR25) FOR 14"-20" PIPELINES. PIPES SHALL BE LAID AND CONSTRUCTED IN CONFORMANCE WITH DEPARTMENT OF PUBLIC HEALTH SERVICES GUIDANCE CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES, LATEST REVISION.
- TRACER WIRES SHALL BE INSTALLED ON ALL MAIN LINES IN THIS PROJECT. WIRES SHALL BE BROUGHT UP IN EACH VALVE RISER.
- THE CONTRACTOR GUARANTEES THE RUBBER GASKETED PVC PIPELINES AND APPURTENANCES AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND LEAKAGE FOR A PERIOD OF ONE (1) YEAR AFTER THE PIPELINE IS ACCEPTED. THE CONTRACTOR AGREES TO REPAIR ALL LEAKS AND TO MAINTAIN THE PIPELINE AND ITS APPURTENANCES IN A SATISFACTORY OPERATING CONDITION DURING THE ABOVE SPECIFIED PERIOD. UPON NOTICE BY THE DISTRICT OF NEEDED REPAIRS, THE CONTRACTOR SHALL UNDERTAKE SUCH REPAIRS, INCLUDING NECESSARY DEMURRAGES, WITHIN FORTY-EIGHT (48) HOURS. NEITHER THE WARRANTY NOR MAINTENANCE REQUIREMENTS SHALL APPLY TO DAMAGE CAUSED BY AN ACT OF GOD, NEGLIGENCE IN THE OPERATION OF THE SYSTEM OR ACTS OF THIRD PARTIES.
- FIELD HYDROSTATIC TESTING SHALL BE IN ACCORDANCE TO THE DISTRICT'S STANDARD SPECIFICATIONS LATEST REVISION.
- THE CONTRACTOR SHALL FURNISH TO THE DISTRICT, THREE (3) COPIES OF SHOP AND FABRICATION DRAWINGS WHICH ARE REQUIRED PRIOR TO THE FABRICATION AND/OR PLACEMENT OF ANY OR ALL ITEMS. THE DISTRICT WILL RETURN ONE (1) COPY OF THESE DRAWINGS TO THE CONTRACTOR MARKED "NO EXCEPTIONS TAKEN," "MAKE CORRECTIONS NOTED," "AMEND AND RESUBMIT," OR "REJECTED - RESUBMIT." THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SHOP AND/OR FABRICATION DRAWINGS, AS REQUIRED BY THE DISTRICT, OR RESUBMIT AN ALTERNATE FOR APPROVAL.
- ALL STRUCTURE COVERS ARE TO BE MARKED WITH "WATER". ALL COVER LETTERING IS SUBJECT TO S/D APPROVAL.
- THE CONTRACTOR SHALL PLACE A "W" IN THE WET CONCRETE CURB TOP FOR WATER SERVICE LOCATIONS.
- THE DISTRICT INSPECTOR WILL LOCATE THE EXACT PLACEMENT OF BOVS AND ARVS.
- ALL SECTIONALIZING VALVES SHALL BE BUTTERFLY VALVES AND CONFORM TO THE APPLICABLE PROVISIONS OF ANWA C-504. ALL BUTTERFLY VALVES SHALL BE FLANGED (SHORT BODY) AND NOT OF THE WAFER TYPE WITH A PRESSURE RATING EQUIVALENT TO THAT OF THE PIPELINE. REFER TO THE DISTRICT'S STANDARDS FOR COATING REQUIREMENTS.
- ALL WORK PERFORMED SHALL BE INSPECTED BY SOLANO IRRIGATION DISTRICT'S INSPECTOR. IF ANY WORK SHALL BE PERFORMED WITHOUT APPROVAL OR CONSENT OF THE INSPECTOR, IT MUST, IF REQUIRED BY THE INSPECTOR, BE EXPOSED FOR EXAMINATION AT THE CONTRACTOR'S EXPENSE, IRRESPECTIVE OF WHETHER THE WORK EXPOSED IS FOUND TO BE DEFECTIVE OR NOT.
- THE INSPECTION OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR OF ANY OF HIS OBLIGATIONS TO FULFILL HIS CONTRACT. DEFECTIVE WORK SHALL BE MADE GOOD AND UNSUITABLE MATERIALS MAY BE REJECTED, NOTWITHSTANDING SUCH WORK AND MATERIALS THAT HAVE BEEN PREVIOUSLY OVERLOOKED BY THE INSPECTOR.
- FREEZE PROTECTION IS REQUIRED FOR ALL REDUCED PRESSURE BACKFLOW PREVENTERS (BFPs) AND DOUBLE CHECK DETECTOR CHECKS (DCCDs).
- ELECTRONIC AUTOCAD FILES AND TIFF IMAGES OF THE IMPROVEMENT PLAN SHEETS (AT 300 DPI) SHOWING AS-BUILTS ARE TO BE TRANSMITTED TO THE DISTRICT PRIOR TO FINAL OF PROJECT.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A SOLANO COUNTY AND A SOLANO IRRIGATION DISTRICT ENCROACHMENT PERMIT PRIOR TO CONSTRUCTION AND IS SUBJECT TO THE TERMS AND CONDITIONS THEREIN.
- THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE RURAL NORTH VACAVILLE WATER DISTRICT AND SOLANO IRRIGATION DISTRICT STAFF PRIOR TO BEGINNING CONSTRUCTION.
- THE CONNECTION POINTS TO THE EXISTING RURAL NORTH VACAVILLE WATER DISTRICT SYSTEM SHALL BE POTHOLED AND VERIFIED WITH THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE METER, PRESSURE REGULATOR, AND BACKFLOW PREVENTER WILL BE FURNISHED AND INSTALLED BY THE SOLANO IRRIGATION DISTRICT WITHIN METER BOXES SET BY THE CONTRACTOR.



OWNER
CLIFFORD & LINDA NEAL
4152 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
(707) 479-3496

CIVIL ENGINEER
FOULK CIVIL ENGINEERING, INC.
4777 MANGELS BOULEVARD
FAIRFIELD, CA 94534
P (707) 864-0784
F (707) 864-0783
CONTACT: BRAD FOULK

ABBREVIATIONS

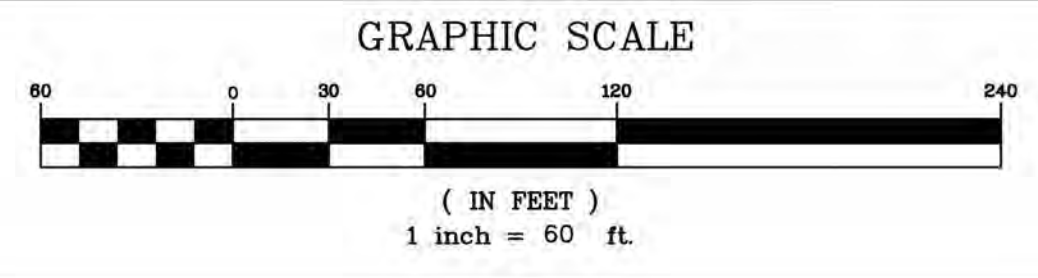
AC	ASPHALT CONCRETE/ACRE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONF	CONFORM
CSP	CORRUGATED STEEL PIPE
DI	DRAINAGE INLET
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EG	EXISTING GROUND
EGR	EDGE OF GRAVEL ROAD
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F	FIRE
FDC	FIRE DEPT. CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE
MH	MANHOLE
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RNVWD	RURAL NORTH VACAVILLE WATER DISTRICT
R/W	RIGHT-OF-WAY
SCS	SOLANO COUNTY STANDARDS
SD	STORM DRAIN
SF	SQUARE FEET
SID	SOLANO IRRIGATION DISTRICT
SS	SANITARY SEWER SERVICES
SVCS	SERVICES
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TYP	TYPICAL
VERT	VERTICAL
(W-#)	S.I.D. WATER DETAIL REFERENCE NUMBER
WM	WATER METER
WV	WATER VALVE

LEGEND

	EXISTING CONTOURS		EXISTING EASEMENT
	PROPOSED PROPERTY LINE		EXISTING EDGE OF PAVEMENT
	DISTINCTIVE BORDER		EXISTING CENTERLINE
	EXISTING ADJACENT PROPERTY LINE		EXISTING FLOWLINE
			EXISTING FENCE

SITE MAP
SCALE: 1"=60'

DESIGNED BY: BDF
DRAFTED BY: NRF
CHECKED BY: BDF
ISSUE DATE: 11/18/20



FCE FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Blvd., Fairfield, CA 94534
(707)864-0784 fax (707)864-0793 e-mail: fouldkce@gmail.com



REV.	DATE	DESCRIPTION	BY	APPROVED

PROJECT: **ENGLISH CREEK ESTATES - PHASE 2
PRELIMINARY WATER SYSTEM IMPROVEMENTS
ENGLISH HILLS COURT, SOLANO COUNTY**

SHEET TITLE: **TITLE SHEET**

SCALE: 1"=60' DWG: 14-032-REV1-WATER JOB NO: 14-032 XREF:

SHEET **1** OF 1



RURAL NORTH VACAVILLE WATER DISTRICT

April 23, 2021

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

Subject: Will Serve Confirmation; 4 Lot Subdivision application

Account #: 8202 **Contact:** Cliff Neal CGNEAL8@gmail.com

Reference Address: Vacaville CA 95688, APN 0105-110-690

Dear Building Official:

This “**will serve**” letter is written in reference to the above subject property as requested by the property owner Cliff Neal. This property is in the water district and **has 4 water rights** in good standing with one Base connection with backflow preventer installed and ready to serve and 3 Supplemental connections for new lots.

The District requires all improvements shall be designed, engineered, and installed by the developer in accordance with the requirements of the most recent District Rules and Regulations and Exhibits and that the work be approved and accepted by the District as a condition precedent to the recording of a Final map.

The water district is a rural drinking water system. New residences may need to provide additional on-site storage for in-house fire protection systems. Hydrants within the district are for the filling of fire department tanker trucks (there is no guarantee on flow rate or quantity of water available). The landowner should verify the risks and limitations regarding fire protection in this area.

The developer has posted a \$5,000 deposit for engineering review and district coordination expenses related to review of the proposed development, engineering, and related costs.

Please contact the undersigned if you have any questions.

Sincerely,

Gordon Stankowski
General Manager



YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation (“Tribe”) traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee (“Committee”) to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant (“MLD”) under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission (“NAHC”) upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site



YOCHA DEHE
CULTURAL RESOURCES

of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

IV. Non-Disclosure of Location of Reburials

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 *et seq.* The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of



YOCHA DEHE
CULTURAL RESOURCES

Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.



YOCHA DEHE
CULTURAL RESOURCES

ADDENDUM I

Yocha Dehe Wintun Nation Tribal Monitors Description of Work and Treatment Protocol

I. Preferred Treatment

The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Compartment

All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be



YOCHA DEHE
CULTURAL RESOURCES

given to ensure that human remains are not further impacted by the process of excavation.

(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, “Burial 1 Perimeter Balk,” “Burial 1 Exposure Balk,” “Burial 1 Matrix.”

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8”-screened. All **Exposure** soil is to be 1/8”-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.



YOCHA DEHE
CULTURAL RESOURCES

(J) Human remains are not to be cleaned in the field.

(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(E) Additional Lab Finds. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.



YOCHA DEHE
CULTURAL RESOURCES

VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.

**ENGLISH CREEK ESTATES PHASE 2 MINOR SUBDIVISION
APPLICATION NO. MS-20-06
MITIGATION MONITORING AND REPORTING PROGRAM**

When an agency makes a finding that potentially significant impacts have been mitigated to less than significant levels, the agency must also adopt a program for reporting on or monitoring the efficacy of the mitigation measures that were adopted (Public Resources Code 21081.6). This document consists of a proposed Mitigation Monitoring and Reporting Program for English Creek Estates Phase 2. The monitoring and reporting measures included in this program are the responsibility of the Project Sponsor/Applicant/Subdivider.

The Mitigation Monitoring and Reporting Program includes the confirmation of, or review and approval of, the implementation of specific mitigation actions in the form of reports and plans. The mitigation measures included in this monitoring program will be completed at various stages of the Project, including future document submittals for Building and Grading Permit approvals, actions or approvals linked to other Responsible Agencies if applicable, as well as during project construction and implementation. Solano County will provide documentation that the Mitigation Monitoring and Reporting Program has been fully adhered to and completed. This Mitigation Monitoring and Reporting Program applies to all activities evaluated by the English Creek Estates Phase 2 Initial Study.

Solano County remains responsible for ensuring that the implementation of these mitigation measures occurs to the extent noted in this Mitigation Monitoring and Reporting Program and, where it is noted, Solano County will be responsible for reviewing and monitoring the required mitigation measures to ensure compliance (CEQA Guidelines 15097).

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
Biological Resources				
<p>Mitigation Measure Bio – 1: Swain Hawk Pre-construction Surveys</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the following pre-construction surveys; and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>a. If activities are scheduled during the nesting season for Swainson’s Hawks (March 1 to September 15), prior to beginning work on this project, a qualified biologist shall conduct surveys according to the <i>Recommended timing and methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley</i>.³ Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating project-related construction activities. Surveys shall occur annually for the duration of the project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology</p>	Applicant/Subdivider	Department of Resource Management	Prior to construction	Less than significant

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>resulting in detections. If active Swainson’s Hawk nests are detected, the project shall implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson’s Hawk cannot be avoided, the project shall consult with California Department of Fish & Wildlife (CDFW) pursuant to California Endangered Species Act (CESA) and obtain an Incidental Take Permit (ITP). CDFW Bay Delta Region staff is available to provide guidance on the ITP application process.</p> <p>Mitigation Measure Bio-2: Avoidance of Avian Nests and Protected Avian Species</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, shall submit pre-construction surveys to the Department of Resource Management and comply with the following mitigation measure:</p> <p>If construction activities are scheduled to occur during the avian breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 500 feet of active construction areas, including trees, shrubs, grassland and wetland vegetation. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based upon the time of year and habitats that are present. The qualified wildlife biologist shall conduct surveys no more than 7 days prior to construction. If a lapse in project-related work of</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>7 days or longer occurs, another focused survey shall occur before project work is reinitiated. The qualified wildlife biologist shall submit the pre-construction surveys to the Department of Resource Management prior to construction.</p> <p>Mitigation Measure Bio-3: Burrowing Owl Habitat Assessment, Surveys and Avoidance</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the following assessment and surveys; and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>a. 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</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>activities with a final survey conducted within 24-hours prior to ground disturbance.</p> <p>b. 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.</p> <p>c. 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 Measure Bio-4:</p> <p>In order to ensure future buyers of the property are aware of the biological resource restrictions, the Parcel</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>Map shall include supplemental notes regarding the restrictions pertaining to Bio – 1 through 7 and TR-1.</p> <p>Mitigation measure Bio-4A – California Tiger Salamander (CTS) and American Badger.</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>a. The qualified biologist shall survey for the presence of the American Badger and develop a monitoring plan to keep the badgers out of the area during construction activities involving road, driveways, residences or accessory structures, no more than 30 days prior to construction. These measures may include a qualified biologist surveying for the species including adjacent habitat prior to construction, avoiding occupied burrows including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.</p> <p>b. The biologist shall survey and evaluate the project site for CTS habitat and consult with United State Fish and Wildlife Service (USFWS) and CDFW to determine if mitigation measures or Incidental Take Permit is necessary. Submit a copy of the assessment to the Department of Resource</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>Management, CDFW or USFWS prior to construction.</p> <p>Mitigation Measure BIO-5: California Red-Legged Frog Habitat Assessment and Surveys</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>a. At least two weeks prior to the commencement of ground-disturbing activities, the project area and nearby vicinity, including a minimum 500-foot radius surrounding the project area, shall be assessed by a Qualified Biologist for the presence of California red-legged frog individuals and habitat features. Habitat features include both aquatic habitat such as plunge pools and ponds and terrestrial habitat such as burrows. The results of the habitat feature assessment shall be submitted to CDFW for written acceptance prior to starting project activities. If California red-legged frogs are encountered during the assessment or project activities, the project shall not proceed or all work shall cease, and CDFW shall immediately be notified. Work shall not proceed until the frog, through its own volition, moves out of harm's way and CDFW has provided permission in writing to proceed with the project. If California red-legged frog is encountered, additional approvals from USFWS may be necessary pursuant to ESA.</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>Mitigation Measure BIO-6: Western Pond Turtle Habitat Assessment, Surveys, and Relocation</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>A qualified biologist shall conduct a habitat suitability assessment of the project site to determine where western pond turtles may occur in or adjacent to the project. In areas of suitable habitat, the qualified biologist shall conduct a pre-construction survey for the species within 24 hours prior to construction activities before construction equipment mobilizes to the Project area. The qualified biologist shall have a minimum of two years conducting habitat assessments and surveys for western pond turtles, with detections. If any pond turtles or their nests are found, the biologist shall prepare a relocation plan and submit it to CDFW for written acceptance, and then implement the plan. Construction activities shall avoid all pond turtles and their nests including an appropriate buffer as determined by the qualified biologist.</p> <p>Mitigation Measure BIO-7: Foothill-Yellow Legged Frog Habitat Assessment, Surveys and Relocation</p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>a. .A qualified biologist shall conduct a habitat suitability assessment in the vicinity of the project to determine where foothill yellow-legged frogs may occur in or adjacent to the project area, including 500 feet upstream and downstream of the Project area and 50 feet from the streambed. If suitable habitat is identified, the biologist shall provide a foothill yellow-legged frog survey methodology to CDFW for review and approval a minimum of two weeks prior to project construction. No Project activities shall begin until foothill yellow-legged frog surveys have been completed using a method approved by CDFW in writing. The survey methodology will target all life stages and include wet and dry stream surveys as possible. Surveys within the project area will include searching cavities under rocks and logs, within vegetation such as sedges and other clumped vegetation, and under undercut banks. Surveys should be conducted at different times of day and under variable weather conditions if possible. The qualified biologist shall also conduct a pre-construction survey for the species within 24 hours prior to construction activities before construction equipment mobilizes to the project area. The qualified biologist shall have a minimum of two years conducting habitat assessments and surveys for foothill yellow-legged frog, with detections. If any foothill yellow-legged frogs are found, the biologist</p>				

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
shall prepare an avoidance, minimization, and relocation plan and submit it to CDFW for written acceptance, and then implement the plan.				
Cultural Resources/Tribal Native American				
<p>Mitigation Measure TR-1:</p> <p>To address any potential impacts on cultural, archeological and paleontological resources within the subject property or public road easement, and prior to any ground disturbance for road/encroachment improvement, utilities, septic system, leachfield, water wells or homesite development, the project proponent shall hire qualified archeologist to monitor construction and contract with Yocha Dehe Wintun Nation to provide cultural sensitivity training to the workers a minimum of 14 days prior to construction, and allow the Yocha Dehe Tribal Monitor access to the project site during excavation activity. If subsurface resources are encountered during project excavation, workers shall avoid altering the artifacts/cultural resource in their context.</p> <p>If human remains are discovered, work in the vicinity must stop until the County coroner can determine whether the remains are those of a Native American. If they are those of a Native American, the coroner must contact the NAHC. The NAHC will identify the person(s) it believes to be the "Most Likely Descendant" of the deceased Native American. The Most Likely</p>	Applicant/Subdivider	Department of Resource Management	Prior to construction or during construction	Less than significant

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>Descendant would be responsible for recommending the disposition and treatment of the remains. The Most Likely Descendant may make recommendations to the project proponent and the County for means of treatments. Treatment of Native American human remains, or artifacts shall be consistent with the Burial Protocols established by the Yocha Dehe Wintun Nation.</p> <p>For the unanticipated discovery, the archeologist shall immediately notify the Solano County Resource Management Department. Solano County will work with the qualified archaeologist to determine whether the discovered resource can be avoided and, if impacts have not occurred, whether work can continue. Work shall not resume until permission is received from Solano County.</p> <p>In order to ensure future buyers are aware of the potential impacts to cultural resources, the final map shall include a note regarding the potential impacts to cultural resources, requirement for on-site excavation monitoring & cultural sensitivity training by a qualified archeologist and coordination with the Yocha Dehe Tribal Monitor.</p>				
Noise				
<p>Mitigation measure Noise - 1: Construction activity is limited to weekdays during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays, and no work should occur on Sundays and Federal holidays. In order to</p>	Applicant/Subdivider	Department of Resource Management	During construction	Less than significant

English Creek Estates Phase 2 Minor Subdivision MS-20-06 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
ensure future buyers are aware of the noise restrictions, the final map shall include a note indicating the noise restriction for construction activities.				



RURAL NORTH VACAVILLE WATER DISTRICT

April 23, 2021

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

Subject: Will Serve Confirmation; 4 Lot Subdivision application

Account #: 8202 **Contact:** Cliff Neal CGNEAL8@gmail.com

Reference Address: Vacaville CA 95688, APN 0105-110-690

Dear Building Official:

This “**will serve**” letter is written in reference to the above subject property as requested by the property owner Cliff Neal. This property is in the water district and **has 4 water rights** in good standing with one Base connection with backflow preventer installed and ready to serve and 3 Supplemental connections for new lots.

The District requires all improvements shall be designed, engineered, and installed by the developer in accordance with the requirements of the most recent District Rules and Regulations and Exhibits and that the work be approved and accepted by the District as a condition precedent to the recording of a Final map.

The water district is a rural drinking water system. New residences may need to provide additional on-site storage for in-house fire protection systems. Hydrants within the district are for the filling of fire department tanker trucks (there is no guarantee on flow rate or quantity of water available). The landowner should verify the risks and limitations regarding fire protection in this area.

The developer has posted a \$5,000 deposit for engineering review and district coordination expenses related to review of the proposed development, engineering, and related costs.

Please contact the undersigned if you have any questions.

Sincerely,

Gordon Stankowski
General Manager



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



July 21, 2021

Ms. Nedzlene Ferrario
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533
nferrario@solanocounty.com

Subject: English Creek Estates-Phase 2, Mitigated Negative Declaration,
SCH No. 2021060701, Solano County

Dear Ms. Ferrario:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) from Solano County (County) for the English Creek Estates-Phase 2 (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹ CDFW previously provided comments on Phase 1 of the Project in the Lands of West Minor Subdivision MS 14-03 MND (SCH No. 2015032031).

CDFW is submitting comments on the MND to inform the County, as the Lead Agency, of our concerns regarding potentially significant impacts to sensitive resources associated with the Project.

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA) or Native Plant Protection Act, a Lake and Streambed Alteration (LSA) Agreement, or other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Clifford and Linda Neal

Objective: The Project would subdivide a 14.81-acre lot into four residential lots consisting of 2.50, 2.50, 2.54, and 7.27 acres each. The Project anticipates construction

¹ CEQA is codified in the California Public Resources Code in Section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with Section 15000.

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Solano County
July 21, 2021
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of single-family homes with associated driveways, septic system leach fields, and other infrastructure on each lot. Primary Project activities include grading, excavation, trenching, building construction, concrete pouring, and construction of leach fields.

Location: The Project is located immediately northeast of the intersection of Cantelow Road and English Hills Road in unincorporated Solano County, approximately one mile northwest of the City of Vacaville. The approximate centroid of the Project is Latitude 38.4195°N, Longitude 121.99634°W and the Assessor's Parcel Number is 0105-110-690.

Timeframe: The MND does not specify a Project timeframe.

ENVIRONMENTAL SETTING

The Project is located on an approximately 14.81-acre undeveloped parcel. The Project site is undeveloped non-native grassland with clusters of oak trees (*Quercus* sp.), groves of willows (*Salix* sp.), and walnut trees (*Juglans* sp.). English Creek flows through the site from northeast to southwest. The Project site was burned during the 2020 LNU Complex fire, but some vegetation along English Creek remains intact. The surrounding area consists of agricultural land, rangeland, low density ranchette-style housing, and blue oak (*Q. douglasii*), valley oak (*Q. lobata*) and interior live oak (*Q. wislizeni*) woodlands. Special-status species with the potential to occur in or near the Project site include, but are not limited to, California tiger salamander (*Ambystoma californiense*), listed as threatened pursuant to CESA and the federal Endangered Species Act (ESA); Swainson's hawk (*Buteo swainsoni*), listed as threatened pursuant to CESA; California red-legged frog (*Rana draytonii*), listed as threatened pursuant to ESA and a California Species of Special Concern (SSC); foothill yellow-legged frog, Northwest/North Coast clade (*Rana boylei*), an SSC; western pond turtle (*Emys marmorata*), an SSC; burrowing owl (*Athene cunicularia*), an SSC; American badger (*Taxidea taxus*), an SSC; white-tailed kite (*Elanus leucurus*), a Fully Protected Species.

REGULATORY REQUIREMENTS

Lake and Streambed Alteration Agreement

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. The MND identifies that English Creek runs through the Project site and will be protected with a

Ms. Nedzlene Ferrario
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50-foot development setback (MND pages 6 and 13). If Project activities would occur within the 50-foot protective buffer, including vegetation treatment or installation of crossings, these activities would likely require a Notification. In such cases, CDFW will consider the CEQA document for the Project and may issue an LSA Agreement. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in “take” of plants or animals listed under CESA, such as Swainson’s hawk or California tiger salamander, either during construction or over the life of the Project. Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, & 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency’s FOC does not eliminate the project proponent’s obligation to comply with CESA.

Raptors and Other Nesting Birds

CDFW also has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include sections 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

Fully Protected Species

Fully Protected species, such as white-tailed kite, may not be taken or possessed at any time (Fish and Game Code, §§ 3511, 4700, 5050, & 5515).

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COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Environmental Setting and Related Impact Shortcoming

California Tiger Salamander

The Project is within the range² of California tiger salamander (CTS), listed as threatened pursuant to CESA and the ESA. CTS rely on vernal pools for breeding and upland grassland with burrows to complete their life cycle. The Project site includes grassland that could be used as upland habitat and is identified as high suitability habitat for CTS by CDFW's California Wildlife Habitat Relationships model. The California Natural Diversity Database (CNDDDB) documents that CTS are known to occur approximately 8.5 miles to the south of the Project. CTS in Solano County continue to be threatened by habitat loss and fragmentation, and potential take of individuals could significantly impact the population (U.S. Fish and Wildlife Service (USFWS)^a, 2017). Project activities including trenching and grading have the potential to incidentally take CTS, a potentially significant impact. To reduce impacts to less-than-significant, CDFW recommends surveying the Project site for CTS habitat prior to ground disturbing activities. If habitat occurs on-site, the County should consult with USFWS pursuant to the ESA and CDFW pursuant to CESA, as an ITP may be warranted. CDFW Bay Delta Region staff is available to provide guidance on the ITP application process.

California Red-Legged Frog

The Project is within the range³ of the California red-legged frog, a federally listed as threatened species and SSC. The nearest California Natural Diversity Database (CNDDDB) occurrence is approximately 8.8 miles west of the Project site. California red-legged frogs require a variety of habitats, including aquatic breeding habitats and upland dispersal habitats. In addition, a lack of documented records does not indicate species absence as the CNDDDB is a positive-indicator-only database. Breeding sites of the species are in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dune ponds and lagoons. Additionally,

² CDFW maintains range maps and life history accounts for all terrestrial and semi-terrestrial species in California. The California tiger salamander range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=1417&inline=1>

³ The California red-legged frog range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=7104&inline=1>

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California red-legged frogs frequently breed in artificial impoundments such as stock ponds (USFWS 2002). Breeding sites are generally found in deep, still, or slow-moving water (>2.5 feet) and can have a wide range of edge and emergent cover amounts. California red-legged frogs can breed at sites with dense shrubby riparian or emergent vegetation, such as cattails or overhanging willows, or can proliferate in ponds devoid of emergent vegetation (i.e., stock ponds). Habitat includes nearly any area within one to two miles of a breeding site that stays moist and cool through the summer; this includes non-breeding aquatic habitat in pools of slow-moving streams, perennial or ephemeral ponds, and upland sheltering habitat such as rocks, small mammal burrows, logs, densely vegetated areas, and even man-made structures (i.e., culverts, livestock troughs, spring-boxes, and abandoned sheds) (USFWS_b 2017). California red-legged frog populations throughout the State have experienced ongoing and drastic declines and many have been extirpated (Thomson et al. 2016). Habitat loss from growth of cities and suburbs, mining, overgrazing by cattle, invasion of nonnative plants, impoundments, water diversions, stream maintenance for flood control, degraded water quality, and introduced predators, such as bullfrogs are the primary threats to the species (Thomson et al. 2016, USFWS_b 2017).

The Project could injure or kill California red-legged frogs if they occur on-site. Therefore, Project activities have the potential to significantly impact California red-legged frog. To reduce impacts to less-than-significant, CDFW recommends the following Mitigation Measure.

Mitigation Measure BIO-5: California Red-Legged Frog Habitat Assessment and Surveys

At least two weeks prior to the commencement of ground-disturbing activities, the Project area and nearby vicinity, including a minimum 500-foot radius surrounding the Project area, shall be assessed by a Qualified Biologist for the presence of California red-legged frog individuals and habitat features. Habitat features include both aquatic habitat such as plunge pools and ponds and terrestrial habitat such as burrows. The results of the habitat feature assessment shall be submitted to CDFW for written acceptance prior to starting Project activities. If California red-legged frogs are encountered during the assessment or Project activities, the Project shall not proceed or all work shall cease, and CDFW shall immediately be notified. Work shall not proceed until the frog, through its own volition, moves out of harm's way and CDFW has provided permission in writing to proceed with the Project. If California red-legged frog is encountered, additional approvals from USFWS may be necessary pursuant to ESA.

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Western Pond Turtle

The Project is within the range⁴ of western pond turtle, an SSC. The Project site contains suitable aquatic habitat and is approximately four miles northwest from a CNDDDB occurrence of western pond turtle. Unprocessed data from CNDDDB identifies western pond turtle occurrences within approximately 2.4 miles south of the Project. Western pond turtles can move more than four miles up or down stream; therefore, the Project area is within the mobility range of these observations (Holland 1994). The species may also survive outside of aquatic habitat for several months in uplands up to several hundred feet from aquatic habitat (Purcell et al. 2017; Zaragoza et al. 2015).

The Project may result in loss of western pond turtle adults, young, or their nests, or disturbance to this species from construction activities. Western pond turtle is declining throughout its range, primarily due to loss of habitat from urbanization and conversion to agriculture (Spinks et al. 2003). Additionally, bouts of prolonged drought have exacerbated species decline (Purcell et al. 2017). Based on the above, the Project would potentially substantially adversely affect western pond turtle. Therefore, Project impacts to western pond turtle would be potentially significant. To reduce impacts to less-than-significant, CDFW recommends the following Mitigation Measure.

Mitigation Measure BIO-6: Western Pond Turtle Habitat Assessment, Surveys, and Relocation

A qualified biologist shall conduct a habitat suitability assessment of the Project site to determine where western pond turtles may occur in or adjacent to the Project. In areas of suitable habitat, the qualified biologist shall conduct a pre-construction survey for the species within 24 hours prior to construction activities before construction equipment mobilizes to the Project area. The qualified biologist shall have a minimum of two years conducting habitat assessments and surveys for western pond turtles, with detections. If any pond turtles or their nests are found, the biologist shall prepare a relocation plan and submit it to CDFW for written acceptance, and then implement the plan. Construction activities shall avoid all pond turtles and their nests including an appropriate buffer as determined by the qualified biologist.

Foothill Yellow-Legged Frog

The Project is within the range⁵ of the Northwest/North Coast clade of foothill yellow-legged frog, an SSC, and CNDDDB occurrences exist within four miles to the south of the

⁴ The western pond turtle range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2658&inline=1>

⁵ The foothill-yellow-legged frog range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=1501&inline=1>

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Project. Different life stages of the species use a variety of habitat types for development, foraging, and overwintering (Thompson et al. 2016). The species utilizes upland habitats adjacent to streams and have been observed 164 feet away from streams under rocks or other refugia (Nussbaum et al. 1983; Thompson et al. 2016; Zweifel 1955). Little information is known about foothill yellow-legged frog terrestrial movements and the species may travel farther from streams. The species also occur in swales or other moist areas.

The Northwest/North Coast genetic clade of foothill yellow-legged frog has been extirpated from much of the southern segment of its range in the San Francisco Bay Area and is at risk from urbanization, severe wildland fires, and climate change (*ibid.*). The Project may result in injury or mortality to foothill yellow-legged frog through crushing, killing, or injuring individuals from vehicles, equipment, and workers during Project activities. Project impacts to foothill yellow-legged frog would be potentially significant. To reduce impacts to less-than-significant, CDFW recommends the MND incorporate the below Mitigation Measure.

Mitigation Measure BIO-7: Foothill-Yellow Legged Frog Habitat Assessment, Surveys, and Relocation

A qualified biologist shall conduct a habitat suitability assessment in the vicinity of the Project to determine where foothill yellow-legged frogs may occur in or adjacent to the Project area, including 500 feet upstream and downstream of the Project area and 50 feet from the streambed. If suitable habitat is identified, the biologist shall provide a foothill yellow-legged frog survey methodology to CDFW for review and approval a minimum of two weeks prior to Project construction. No Project activities shall begin until foothill yellow-legged frog surveys have been completed using a method approved by CDFW in writing. The survey methodology will target all life stages and include wet and dry stream surveys as possible. Surveys within the Project area will include searching cavities under rocks and logs, within vegetation such as sedges and other clumped vegetation, and under undercut banks. Surveys should be conducted at different times of day and under variable weather conditions if possible. The qualified biologist shall also conduct a pre-construction survey for the species within 24 hours prior to construction activities before construction equipment mobilizes to the Project area. The qualified biologist shall have a minimum of two years conducting habitat assessments and surveys for foothill yellow-legged frog, with detections. If any foothill yellow-legged frogs are found, the biologist shall prepare an avoidance, minimization, and relocation plan and submit it to CDFW for written acceptance, and then implement the plan.

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American Badger

The Project is within the range⁶ of the American badger, an SSC. The Project is located within grassland habitat that may be suitable for American badger. Badgers range throughout most of California and can dig burrows in a single day; therefore, the species may occupy the Project site and adjacent habitat prior to Project construction (Ministry of Environment Ecosystems 2007 as cited in Brehme et al. 2015). Additionally, the California Wildlife Habitat Relationships Predicted Habitat Suitability for the site is High Suitability. A CNDDDB badger occurrence exists approximately 3.8 miles southeast of the Project and an unprocessed CNDDDB occurrence is about 8.6 miles east. This information confirms the species has occurred in the vicinity of the Project site and could use it and adjacent habitat.

The Project may result in injury or mortality to adult or young badgers, or burrow abandonment. Therefore, Project impacts to American badger would be potentially significant.

To reduce impacts to less-than-significant, CDFW recommends that the MND: (1) further analyze the potential for American badger to occur on and adjacent to the Project site, and (2) include mitigation measures to ensure impacts are reduced to less-than-significant. These measures may include a qualified biologist surveying for the species including adjacent habitat prior to construction, avoiding occupied burrows including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.

GENERAL SUGGESTIONS

In addition to the above recommendations, CDFW encourages landscaping using native trees and shrubs to benefit native wildlife such as nesting birds and insect pollinators. The removal of habitat for birds from human activities has contributed to the loss of a significant proportion of birds in the United States and Canada since the 1970s (Rosenburg et al. 2019). Similarly, insect pollinators such as monarch butterflies and native bees have declined drastically relative to 1990 levels (Xerces Society Western Monarch Thanksgiving Count 2021, Xerces Society et al. 2018, Forister et al. 2011). Planting native trees, shrubs, and flowering species, is an opportunity to improve conditions for native birds and insects. It is unclear in the MND what plant species, if any, are proposed for the landscaping of the Project site and these details have likely not yet been planned (Appendix C). If landscaping would occur, CDFW recommends

⁶ CDFW maintains range maps and life history accounts for all terrestrial species in California. The American badger range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2598&inline=1>

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native species such as valley oaks (*Quercus lobata*), western redbud (*Cercis occidentalis*), and narrow leaf milkweed (*Asclepias fascicularis*) where possible.⁷

MINOR GRAMMATICAL COMMENT

CDFW appreciates that the County has incorporated comments from our April 6, 2015 letter regarding mitigation measures for Swainson's hawk and burrowing owl. Please be advised that Mitigation Measure BIO-1 incorrectly identifies "Swain Hawk" in the title and should be corrected to "Swainson's Hawk."

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDD The CNDD field survey form, online field survey form, and contact information for CNDD staff can be found at the following link: <https://wildlife.ca.gov/data/CNDD/submitting-data>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish and Game Code, § 711.4; Pub. Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Ms. Amanda Culpepper, Environmental Scientist, at (707) 428-2075 or

⁷ For further native species recommendations and planting tips, review the Willis L. Jepson Chapter of the California Native Plant Society document *Native Landscape Planting Guide*: https://jepson.cnps.org/images/horticulture/plans/willis_jepson-planting_guide.pdf and the Xerces Society document *Pollinator Plants: California*: https://xerces.org/sites/default/files/2018-05/17-045_02_XercesSoc_Pollinator-Plants_California_web-3page.pdf

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amanda.culpepper@wildlife.ca.gov, or Ms. Melanie Day, Senior Environmental Scientist (Supervisory), at melanie.day@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Stacy Sherman

692D021D81CA4F7...
Stacy Sherman

Acting Regional Manager
Bay Delta Region

ec: Office of Planning and Research, State Clearinghouse (SCH No. 2021060701)

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Ferrario, Nedzlene N.

From: Ferrario, Nedzlene N.
Sent: Monday, August 2, 2021 9:51 AM
To: Smith, Mike A. @ 150 California Street
Cc: eileenus1157
Subject: RE: MS-20-06
Attachments: 51 PM 96.pdf

Nedzlene
 Senior Planner
 707 784 3170

From: Smith, Mike A. @ 150 California Street <Mike.A.Smith@cbre.com>
Sent: Wednesday, July 28, 2021 12:23 PM
To: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Cc: eileenus1157 <eileenus1157@gmail.com>
Subject: MS-20-06

Hello Nedzlene,

I am writing in response to the application MS-20-06 with some questions and concerns, they are as follows;

1. Cliff Neals' original association with Lands of West (MS-14-03) regarding the original Minor subdivision of which this is a part of. It is my understanding that any person or entity associated with the original Minor subdividing is not allowed to subdivide any further. At the very least I believe his association was of a financial nature to help obtain the original 21.66 acre parcel.

The state Subdivision Map Act and the County's Subdivision Ordinance generally require a major subdivision application if one or more subdivisions by the same subdivider will create five or more lots. Based on the information available to us, we determined that Cliff Neal was not a "subdivider", as that term is defined in both state law and County ordinance, on the Lands of West subdivision (MS-14-03) and therefore his subdivision application could be processed as a tentative parcel map rather than a major subdivision.

2. Looking through the documentation regarding MS-20-06, I saw that English Creek Lane is now a County roadway. When did this change from a private driveway? How did this gain approval to change to a County roadway. Please see attached email string regarding the fact that it was documented as a private driveway. Wouldn't this change require some sort of Public review or approval?

English Creek Lane is a public road. See attached recorded map. The tentative map submitted by the applicant was in error and corrected.

3. As always Fire Protection and Public Safety are always a concern. MS-20-06 documentation states that additional services will not be required by this subdivision. I believe that same statement accompanied the MS-14-03 documents. Now I believe that had MS-14-03 been a Major subdivision application, that statement may have been answered differently and provisions may have been invoked to note the need for additional services or at the very least acknowledgement that it may be required.

The project will be required comply with the State Fire Safety Rules and Regulations and Vacaville Fire Protection Services requirements. If you believe additional services are required, recommend that you consult with Vacaville Fire Protection Services.

4. Will Mitigation Measure Noise-1 apply to the subdividing/lot preparation as well as to the construction of all main and auxiliary structures? If so, will it apply to those that construct the aforementioned structures as an owner/contractor?

Yes

5. In the application (MS-20-06), Appendix A, Section 3, Line B was unchecked. Would the 50' Creek Development Setback be applicable and be considered for the "yes" box to be checked? Also, should the 50' Creek Development Setback been noted in Appendix A. Section 5, Line Q?

No. Section 3 Line B relates to Agricultural or open space conservation easements and Section 5 line Q relates to easements. The 50 foot creek development setback is not an easement. See attached recorded map.

Thank you in advance for answering my questions and addressing my concerns.

Sincerely,

Michael Smith
4108 Pippo Lane
Vacaville, CA

Michael A. Smith | Chief Engineer
CBRE | Technical Services
150 California Street, Level B1 | San Francisco, CA 94111
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Ferrario, Nedzlene N.

From: Ferrario, Nedzlene N.
Sent: Tuesday, September 14, 2021 12:25 PM
To: Carol Minvielle
Cc: randyminvielle@gmail.com
Subject: RE: English Creek Estates Application No. MS-20-06
Attachments: 51 PM 96.pdf

Hi Carol – I apologize, I assumed I responded to this email earlier. To answer your question, there is a 50 foot wide development setback recorded on the property. This would preclude septic systems, leachfields and structures within 50 feet of the creek, which would minimize polluting the creek. Attached is the recorded map, showing the setback.

Hope this answers your questions. Again, sorry for the long delayed response.

Nedzlene
Senior Planner
707 784 3170

From: Carol Minvielle <carolmin@sbcglobal.net>
Sent: Tuesday, August 3, 2021 2:00 PM
To: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Cc: randyminvielle@gmail.com
Subject: English Creek Estates Application No. MS-20-06

Dear Nedzlene,

We are sending a Flood Factor map showing areas of the proposed lots and their flood risk. This flood zone envelops Lot 5 and 6 and the proposed leach fields during heavy rains. This will result in septic contamination and pollute the creek. [EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.