

..title

Conduct a Public Hearing to consider Application No. U-05-26 Amendment No. 1 of Edward and Joetta Griffin to allow horse show events, additional accessory buildings and one employee living quarters at the Pleasants Valley Boarding and Riding Arena located at 7680 Pleasants Valley Road (APNs: 0102-030-170, 230 & 220) in the Exclusive – Agriculture 20-acre minimum (A-20) zoning district; and consider adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan.

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Published Notice Required? Yes X No
Public Hearing Required? Yes X No

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission **ADOPT** the attached resolution with respect to the findings and adoption of the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan and **APPROVE** Application No. U-05-26 Amendment No. 1 subject to the recommended conditions of approval.

EXECUTIVE SUMMARY:

The Pleasants Valley Boarding and Riding Arena was granted a use permit (U-05-26) for small confined animal facility and public stable without horse shows in 2010. The applicant/owner is requesting an amendment to allow horseshow events, construction of additional facilities and one employee living quarters. The horse show events are limited to each Saturday per week between January – May, and September – October, for a total of 32 shows per calendar year. Approximately 100 – 150 persons which include family, boarders and employees are anticipated at each event. Horse show events would take place in the existing arena approximately 56 ft x 250 ft in size. Certain participants would stay in the travel trailers or camp on site during the event weekend. Compliance with recommended conditions of approval would minimize environmental impacts and nuisances.

BACKGROUND:

- A. **Prior approvals:** The use permit for the public stable was granted by the Planning Commission on November 18, 2010. Land use types permitted for the subject property included horse boarding for 81 horses, breeding, riding lessons, horse day camp and agricultural education classes.
- B. **Applicant/Owner:** Joetta and Edward Griffin
- C. **General Plan Land Use Designation/Zoning:** Agriculture/A-20
- D. **Existing Use:** Confined animal facility and public stable
- E. **Adjacent Zoning and Uses:**
 - North:** Exclusive Agriculture 20 acre minimum (A-20)/Grazing
 - South:** Exclusive Agriculture 20 acre minimum (A-20)/Grazing
 - East:** Exclusive Agriculture 20 acre minimum (A-20)/Grazing
 - West:** Exclusive Agriculture 20 acre minimum (A-20)/Grazing

ANALYSIS:

1. Site Description:

The subject site is located at 7680 Pleasants Valley Road, Vacaville (APNs: 0102-030-170, 230 & 220), approximately 5 miles northwest of the City of Vacaville (See Attachment C for project location). The topography consists of rolling hills and the 67.64-acre site is developed with a 56 x 250 square foot metal barn used as a riding arena, bathroom facilities, several horse barns/storage buildings, gravel roads and various parking areas. Existing ingress and egress is via a single driveway off of Pleasants Valley Road. An onsite well provides water supply and wastewater is treated by an on-site septic system.

Pleasants Valley Road borders the western boundary of the property. Pleasants Creek flows parallel to Pleasants Valley Road for approximately half of the western property boundary, eventually draining into a culvert under the roadway. A stock pond is located at the confluence of Pleasants Creek and a minor tributary near the central portion of the property. Rural residential ranches and range land surround the property.

2. Project Description:

The Pleasants Valley Riding Arena and Horse Boarding facility conducts horse boarding and equestrian lessons. The applicant is proposing to expand the operation to allow horse shows, one Saturday per week between January - May and September - October, for a total of 32 shows maximum per calendar year. Attached are sample weekly schedule of activities, event agenda and proposed Site Plan.

Approximately 100 – 150 persons including family, boarders and employees, are anticipated during each event, which would operate between 8 am through 10 pm. The horse shows provide opportunities for Master and Amateur class riders to take place in the existing arena. The horse show events would take place in the existing arena (Building A). Certain horseshow participants may stay in their trailers or camp through the weekend if in compliance with Solano County Code, section 19-240.

Additional buildings are proposed for the facility which includes a covered riding corral (Building K), approximately 120 ft x 100 ft, and 9 outdoor stalls for horses. During show events, Building K would house boarded horses relocated from the stalls nearby the arena (Building A). Horse shows would not take place in Building K. Several equipment storage buildings (Buildings L, M and N) and one employee living quarters are proposed.

3. General Plan/Zoning Consistency:

The property is designated Agriculture in the General Plan and zoned Exclusive Agriculture 20 acre minimum (A-20). Public stables and horse shows are conditional uses and the Pleasants Valley Boarding and Riding Arena was granted a use permit in 2010. The proposed horse show events and additional accessory structures require an amendment to the use permit. The project is consistent with the General Plan land use designation and zoning.

4. Development Standards:

Public stables with horse shows development standards: Public stables of more than 9 horses are no longer subject to the small confined animal facility standards, specifically, 200-foot setback for pens or structures associated with the facility. Public stables with horse shows are subject to development standards specified in Table 28-73B of the Zoning Code. The analysis of required and proposed setbacks as identified in the Site

Plan is included in Attachment E. The project complies with the required setback requirements as proposed.

Development standards for the agricultural accessory buildings and employee quarters:

The proposed structures, Buildings L, M, N and E are accessory structures and subject to accessory structure setback requirements in Table 28.21C of the Zoning Code. Required front yard setback is a minimum of 60 feet, side and rear yard is 20 feet. The proposed structures meet or exceed the required setback distances; therefore, complies with the required development standards.

Parking:

The project anticipates an average of 100 people per event or 150 people at maximum on-site during a horse show event. Based upon County public assembly parking standards of one (1) space for four (4) persons, 38 spaces will be required for the maximum of 150 people. The following is a breakdown of parking spaces provided:

Standard vehicles parking (9 ft x 20 ft)	29
Trailer parking	18
Accessible spaces	3
Total	50

A total of 50 parking spaces are proposed, which is 12 more than required; therefore, more than adequate parking spaces are provided and there is ample room on the property for overflow parking if necessary. Gravel parking lot is proposed and compliance with the American Disability Act (ADA) requirements will be determined during the building permit process.

5. Noise:

Horseshow events have the potential to cause unwanted sound and echo into the valley surroundings. Noise levels generated are associated with use of the Public Address System during the play-by-play and cheering during the event, and could vary depending upon the excitement of the participants. The Initial Study concluded that given the proximity of residential dwellings and that the horseshow events do not occur on a daily or weekly basis, noise impacts associated with the horseshow events are less than significant.

However, in order to minimize unwanted sound and echoes into the valley, noise levels measured at the subject property lines should not exceed 65 dBA. Compliance with recommended condition no. 9 will minimize nuisance impacts.

6. Overnight stays during horseshow event weekends:

The applicant indicated a desire to allow horseshow participants to stay overnight in the trailers or camp on-site during the event weekends, Friday through Sunday. According to County Code, Section 19-240, camping on private property is permissible if persons camping receive written consent from the property owner. Condition no. 4 allows camping or overnight stays limited to the horse show event weekends with consent from the property owner.

7. Development Review Committee:

The project was reviewed by the Development Review Committee and comments from Public Works, Environmental Health and Building Divisions have been incorporated as conditions of approval.

8. Environmental Analysis:

The Department of Resource Management completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the project, which was released for a 30-day review period on October 1, 2021. The comment period ended on November 1, 2021. The IS/MND concludes that the project has potential significant environmental impacts in the areas of biological resources; 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 (MMP). Specific conditions have been included by each Division and by the specific agencies responsible for their implementation.

Public Comments received:

California Department of Fish & Wildlife provided comments relative to Swainson Hawk and impacts to Burrowing Owl. Mitigation measures relative to habitat assessments and preconstruction surveys are incorporated as conditions of approval.

ATTACHMENTS:

[A1 - Sample Week Schedule](#)

[A2 - Horse Show Agenda - Sample](#)

[B - Draft Resolution and Conditions of Approval](#)

[C - Location Map](#)

[D - Site Plan](#)

[E - Development Standards – Public Stable with Horseshows](#)

[F - Public Draft Initial Study Mitigated Negative Declaration](#)

[G - Draft Mitigation Monitoring Plan - Revised](#)

[H - California Department of Fish and Wildlife \(CDFW\) Comment Letter](#)

REVISED SAMPLE WEEKLY SCHEDULE/JANUARY-DECEMBER

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-4p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an avg of 20 throughout the day</p> <p>5p-10p sorting practice</p> <p>an average of 25-35 people in the barn at one time(max 28 classes/year) mid-jan-may; sept-mid nov</p> <p><u>no practices during jun, jul, aug, mid nov-mid jan</u></p>	<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-4p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an avg of 20 throughout the day</p> <p>5p-10p roping practice</p> <p>an average of 25-35 people in the barn at one time(max 28 classes/year) mid-jan-may; sept-mid nov</p> <p><u>no practices during jun, jul, aug, mid nov-mid jan</u></p>	<p>9a-9p show january -may/sept-dec(max 32 shows/year)</p> <p>no more than 100 people in the arena at one time</p> <p>150 on the property with boarders, employees, family</p> <p>on days there is no show</p> <p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>

SAMPLE SHOW SCHEDULE

September - May

Friday or Saturday or Sunday

Hours of Operation 8 am – 10 pm

8 am GATES OPEN

9 am – 10 am SIGN UP FOR PRO CLASSES from 9am-10am (people will be arriving)

10 am – 3 pm

- **OPEN RIDING**
- **MASTERS CLASS**
- **RIDERS RANK TOTALS #10**

1 pm – 2 pm SIGN UP FOR AMATEUR CLASSES from 1pm-2pm (people will be arriving)

10 am – 10 pm

- **RIDERS RANK TOTALS #8**
- **RIDERS RANK TOTALS #5**
- **RIDERS RANK TOTALS #4**

Because the PRO riders are ranked too high to ride in the classes that are scheduled for the afternoon – they should be leaving after the Amateur sign up time.

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. xxxx

WHEREAS, the Solano County Planning Commission has considered Use Permit Application No. U-05-26 Amendment No. 1 of **Joetta & Edward Griffin** to add horse show events, accessory buildings and one employee living quarters to the previously approved public stable land use. The property is located at 7680 Pleasants Valley Road and zoned "A-20" Exclusive Agriculture, APN's: 0102-030-0170, 230 & 220; and

WHEREAS, said Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on January 20, 2022; and

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

1. **The establishment, maintenance or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population densities and distribution and other aspects of the General Plan;**

The establishment and operation of horse show events and ancillary structures and continued operation of the public stable facility is consistent with the Agriculture Land Use Designation and the goals and the objectives and policies of Chapter 3, Agriculture of the Solano County General Plan which allow for uses that do not impact agricultural uses in the area.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Adequate onsite sewage disposal and potable water are proposed to serve additional operations. Ample parking and internal circulation will be provided and contained onsite.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

The project consists of establishment and operation of horseshow events and ancillary structures for the existing public horse stable facility. Adopted conditions of approval and mitigation measures will minimize nuisances such as traffic, noise, vectors, light and glare and odor to less than significant.

4. **The project has been reviewed and processed in accordance with the California Environmental Quality Act (CEQA) and the County EIR Guidelines. A Mitigated Negative Declaration was prepared and made available for public review. The Planning Commission has considered the Mitigated Negative Declaration and public comments thereon prior to acting on the project and finds that the Mitigated Negative Declaration**

is adequate and there is no evidence that the project will have a significant impact on the environment.

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

RESOLVED, the Solano County Planning Commission adopts the proposed Mitigated Negative Declaration and Mitigation Monitoring Plan for Use Permit Application U-05-26 Amendment No.1.

RESOLVED, the Solano County Planning Commission approves Use Permit Application No. U-05-26 Amendment No.1, subject to the following conditions of approval:

1. **Land Use:** Approval is hereby granted to operate a public stable with horse shows consisting of an 81-stall public horse stable at 7680 Pleasants Valley Road, Vacaville (APN's: 0102-030-0170, 230 & 220) on property zoned Exclusive Agriculture 20 acre minimum (A-20). Services permitted include horse boarding, breeding, riding lessons, horse day camp, agricultural educational classes, and horse shows.
2. Consistent with Zoning Code regulations, Section 28.73.30.B.5 and Table 28-73B relative to Public Stable with Horse Show Development Standards, the number of horses in the covered riding corral/arena (Building K) or outdoor pen is limited to nine (9).
3. **Limited Horse Show Events:** Horse shows are permitted and limited to one Saturday per week during the months of January–May and September–October, for a total of 32 shows maximum per calendar year. Attendees shall not exceed 150 persons per event show including family, boarders and employees. Horse shows shall take place in Building A (Arena) and shall not take place in Building K (covered corral/riding arena).
4. **Development Plans:** The project shall be established in accordance with the Site Plan entitled Riding and Boarding Stables prepared by Robert Roice Sesar, submitted with Use Permit Application No. U-05-26 Amendment No. 1 and approved by the Solano County Planning Commission subject to the revisions required by the conditions of approval below.
 - The approval includes additional structures such as the covered riding corral (Building K), approximately 120 ft x 100 ft, and 9 outdoor stalls for horses and three additional storage buildings (Building L, M and N). During show events, Building K would house boarded horses relocated from the stalls nearby the arena (Building A) and horseshow events shall not take place in this building.
 - One employee living quarters (Building E), 800 square foot manufactured home, may be constructed onsite.

Revisions or Modifications in Land Use: Minor revisions which include reconfiguration of an approved site plan or additional outbuildings may be approved by the Zoning Administrator; however, any substantial revisions such as additional stables or services beyond the amount granted by this permit will require a new use permit approved by the Planning Commission.

5. **Hours of Operation/Limited Events:** Hours and days of operation for the facility are 7:00am and 10:00pm, Monday through Sunday. Horse show events may operate between 8 am

through 10 pm and shall take place in the arena (Building A) in accordance with Condition of Approval no. 3 Limited Horse Show Events.

6. **Indemnification:** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and /or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
7. **Emergency Response Plan:** Prior to issuance of a building permit, an Emergency Response Plan addressing fire protection and prevention, and medical and emergency response during a horse show event shall be submitted to and approved by the Vacaville Fire Protection District, consistent with Section 28.73.30(B)(5)(b)(3) of County Code.
8. **Parking:** Parking shall be accommodated on-site. No parking shall be allowed within any road right-of-way for 1000 feet in either direction of any access point or access located on the site. The permittee shall place signs along the interior access ways and at 300-foot intervals along the road right of way indicating this parking restriction. The signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event.
9. **Noise:** In order to minimize noise nuisance impacts, noise decibels from the Public Address system (PA system) and crowd cheering during horseshow events, may not exceed 65 dBA measured at the property lines.
10. **Overnight Stays:** Overnight stay in travel trailers or camping are allowed during horse show event weekends only (Friday – Sunday) if in compliance with Solano County Code, section 19-240. Persons staying overnight must provide written consent from the property owner upon demand of any law enforcement officials, consistent with Section 19-240 of Solano County Code.
11. **Light and Glare:** In order to minimize unwanted glare, exterior lighting shall be directed downward and away from residential properties.
12. **Signs:** Signage is subject to Section 28.96 of the Zoning Code. The permittee may install a maximum of three (3) signs totaling 60 square feet in area. The maximum height is six (6) feet and eave height for wall mounted. Only indirect lighting is allowed.
13. **Junk and Debris:** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
14. **Nuisances:** The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties.
15. **Land use permit extension and compliance review:** The subject use permit shall be in effect for a ten (10) year period. An extension may be granted if said request is received prior to the expiration date of *November 18, 2030* and the use is found to be in full compliance with

the terms and conditions of this permit at that time. The applicant shall submit a "Report of Compliance" to the Department of Resource Management, along with applicable "Periodic Review and Written Report fees", on the fifth (5th) anniversary of the issuance of this permit for review by the staff. The "Report of Compliance" shall address compliance of conditions of approval.

Environmental Health Division

16. **Odor & Vector Control:** The permittee shall collect the manure from the stalls, paddocks, arena and corrals daily. Manure shall be kept in the covered 16-foot x 24-foot manure storage area, with concrete floors. Manure shall be emptied and taken off-site when storage is at 80% capacity. On site manure spreading is prohibited. The permittee shall use best management practices relative to vector control to keep the area free of rodents, flies, insects, or mosquitoes, to the satisfaction of the Environmental Health Division.
17. **Sanitation:** All requirements of Solano County Code, Chapter 6.4, Sewage Disposal Standards shall be met. Wastewater flows shall be calculated based on the maximum potential use. The wastewater flow from the proposed use will require detail of the proposed use and the number of people projected for maximum occupancy. An engineer or a registered environmental health specialist shall certify the existing on-site wastewater system as adequate or shall provide plan details to modify the existing on-site sewage disposal system, so it is adequate for the proposed use. Any modification of the existing on-site sewage disposal system will require a permit application and fee, with the on-site sewage disposal permit issued by the Division of Environmental Health.

Environmental Health shall evaluate the Onsite Wastewater Treatment System including actual daily use calculations in coordination with event attendance to provide a recommendation regarding the construction with event attendance to provide a recommendation regarding the construction of additional permanent toilet facilities at the site and in consideration with the placement of additional toilets currently in use at the site. Evaluation shall occur as part of the use permit compliance review required in condition no. 14. The applicant shall provide the required annual pump count and monitoring well reporting for the Onsite Wastewater Treatment System serving the public restrooms associated with the riding arena.

18. **Food service,** if provided, shall occur from permitted Mobile Food Preparation Units. The applicant shall apply with detailed Site Plans and fees, to the Consumer Protection Section of the Environmental Health Division for any future onsite food concessions.

Building and Safety Division:

19. **Building Permit Application:** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2019 California Building Code. "Any owner or authorized agent who intends to construct or change the occupancy of a building, shall first make application to the building official and obtain the required permit."

The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review

and permits prior to beginning any improvements. Building plans shall meet the Building Code requirements in effect at the time of permit application.

Due to the amount of impervious surfaces proposed, the permittee shall obtain approval from Public Works Engineering prior to construction. A minor grading permit is required for Phase I construction activities and major grading permit is required for Phase II construction, as depicted in the approved Site Plan. The facility shall be designed with gutters and downspouts.

20. **Certification of Occupancy:** Certificate of Occupancy “111.1 Use and Occupancy. No building shall be used or occupied until the building official has issued a certificate of occupancy therefore as provided herein.”

- If using A5 occupancy (outdoor Activity), the audience **shall be completely outside of the structure** per the requirements for A-5 occupancy.
- If the occupancy is changed to A-4 (indoor activity) then the structure shall be equipped with automatic fire sprinkler system.

21. **Code Analysis:** The building permit plans shall include a code analysis as listed below and the design shall be under the 2019 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:

- A) Occupancy Classification
- B) Type of Construction
- C) Height of all buildings and structures
- D) Square footage
- E) Occupant Load. Consistent with the use permit approval, the maximum occupancy of the metal barn/indoor riding arena (Building A) shall not exceed 150 persons per horseshow event. Signs shall be posted which identify the maximum occupancy.
- F) Allowable Floor Area

22. **Accessibility Requirements:** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2019 California Building. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2019 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale, and designed by a licensed architect reflecting all site accessibility.

- All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet the stricter requirements between Chapter 11B of the 2019 California Building Code and the ADA Federal Law.
- If the new parking lot is considered a separate parking area, it shall be provided with accessible parking and accessible paths of travel.
- Accessibility improvements totaling 20% of the project budget are required for this project per 2019 CBC section 11B-202.4, exception 8. Please show all accessibility improvements

and provide a budget summary demonstrating that 20% of the project budget is being spent on accessibility improvements.

23. Fire Hazards and Safety: All new structures shall comply with Cal Fire State Responsibility Area standards pertaining to fire hazards and safety.

- The water supply for firefighting shall be designed based on the requirements of NFPA 1142.
- The new arena and the living quarters must be equipped with automatic fire sprinkler system.

Vacaville Fire Protection District

24. Fire District: Prior to issuance of building permits, all Vacaville Fire Protection District requirements shall be met.

Environmental Mitigation Measures

25. Horseback riding shall not occur within 100 feet of the top of bank of any watercourse on the property.

26. Lake and Streambed Alteration Agreement: For any activity that will divert or obstruct the natural flow or change the bed, channel or bank (which may include riparian or wetland resources) of Pleasants Valley Creek or its tributaries, or use material from a streambed, California Department Fish and Game may require a Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq, of the Fish and Game Code, with the applicant.

27. Mitigation measure BIO-2: Swainson Hawk Surveys:

Prior to any ground disturbance, issuance of grading or building permit, the project proponent shall comply with the following mitigation measure:

- a. If construction activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work, 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.
- b. If active Swainson's hawk nests are detected, the biologist 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 applicant or project biologist shall consult with California Department of Fish and

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.

28. Mitigation Measure BIO-3A: Burrowing Owl Habitat Assessment, Surveys, and Avoidance

Prior to construction activities, a habitat assessment shall be performed by a qualified biologist following Appendix C: Habitat Assessment and Reporting Details of the CDFW *Staff Report on Burrowing Owl Mitigation*⁵ (CDFW 2012 Staff Report). The habitat assessment shall extend at least 492 feet (150 meters) from the project site boundary or more where direct or indirect effects could potentially extend off-site (up to 500 meters or 1,640 feet) and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review.

Please be advised that CDFW does not consider exclusion of burrowing owls (i.e., passive removal of an owl from its burrow or other shelter) as a “take” avoidance, minimization, or mitigation measure for the reasons outlined below. Therefore, to mitigate the impacts of potentially evicting burrowing owls to less-than-significant, Mitigation Measure BIO-3B outlined below should require habitat compensation with the acreage amount identified in any eviction plan. The long-term demographic consequences of exclusion techniques have not been thoroughly evaluated, and the survival rate of excluded owls is unknown. Burrowing owls are dependent on burrows at all times of the year for survival or reproduction, therefore eviction from nesting, roosting, overwintering, and satellite burrows or other sheltering features may lead to indirect impacts or “take” which is prohibited under Fish and Game Code section 3503.5. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented to avoid “take.”

29. Mitigation Measure BIO-3B: Burrowing Owl Breeding and Wintering Habitat Mitigation

If construction activities would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described above), the following habitat mitigation shall be implemented prior to project construction: Impacts to each nesting site shall be mitigated by permanent preservation of two occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl

sites. The project may implement alternative methods for preserving habitat with written acceptance from CDFW.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on January 20, 2022 by the following vote:

AYES: Commissioners _____

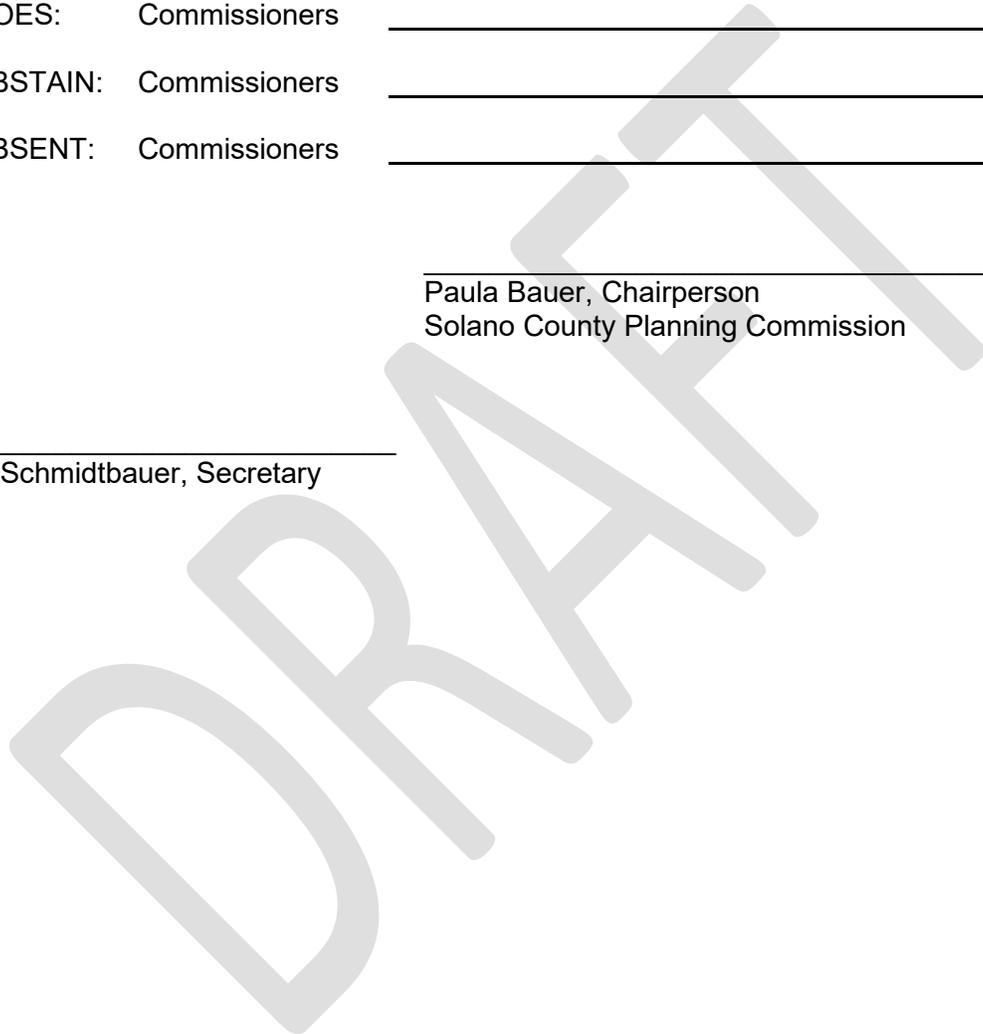
NOES: Commissioners _____

ABSTAIN: Commissioners _____

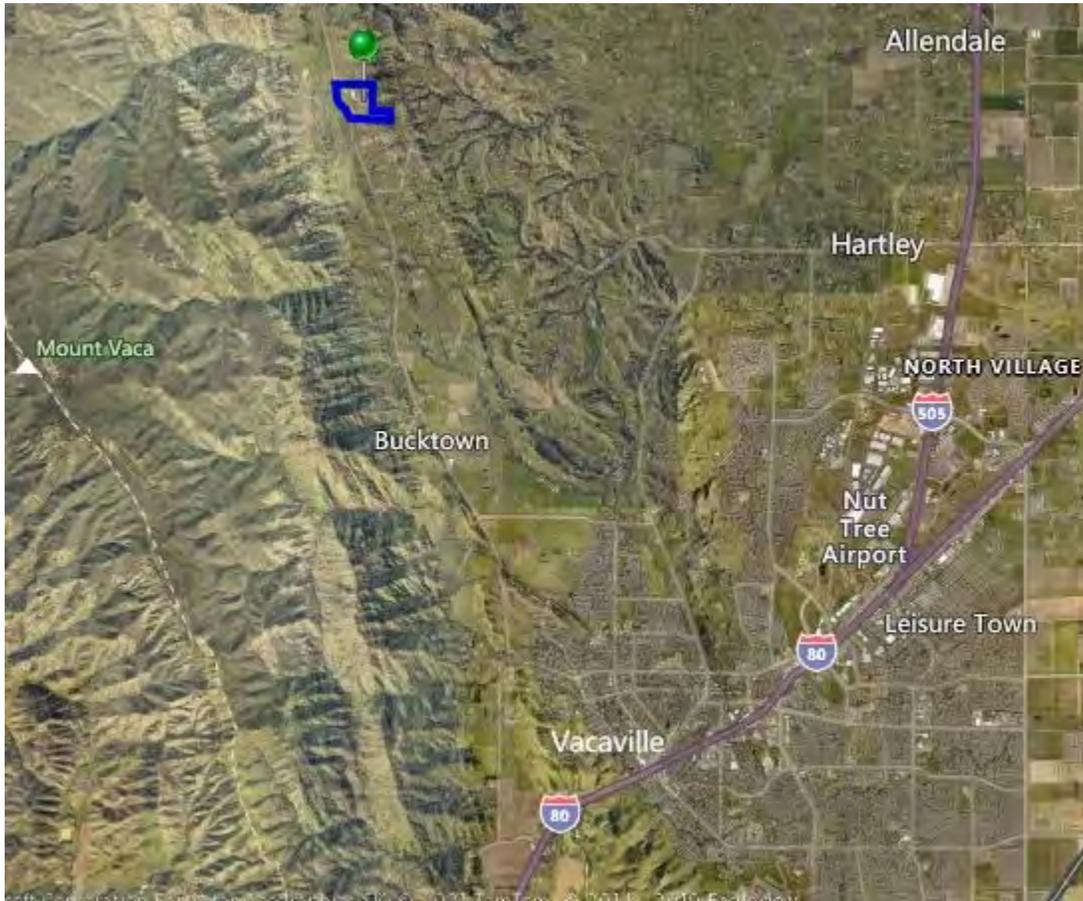
ABSENT: Commissioners _____

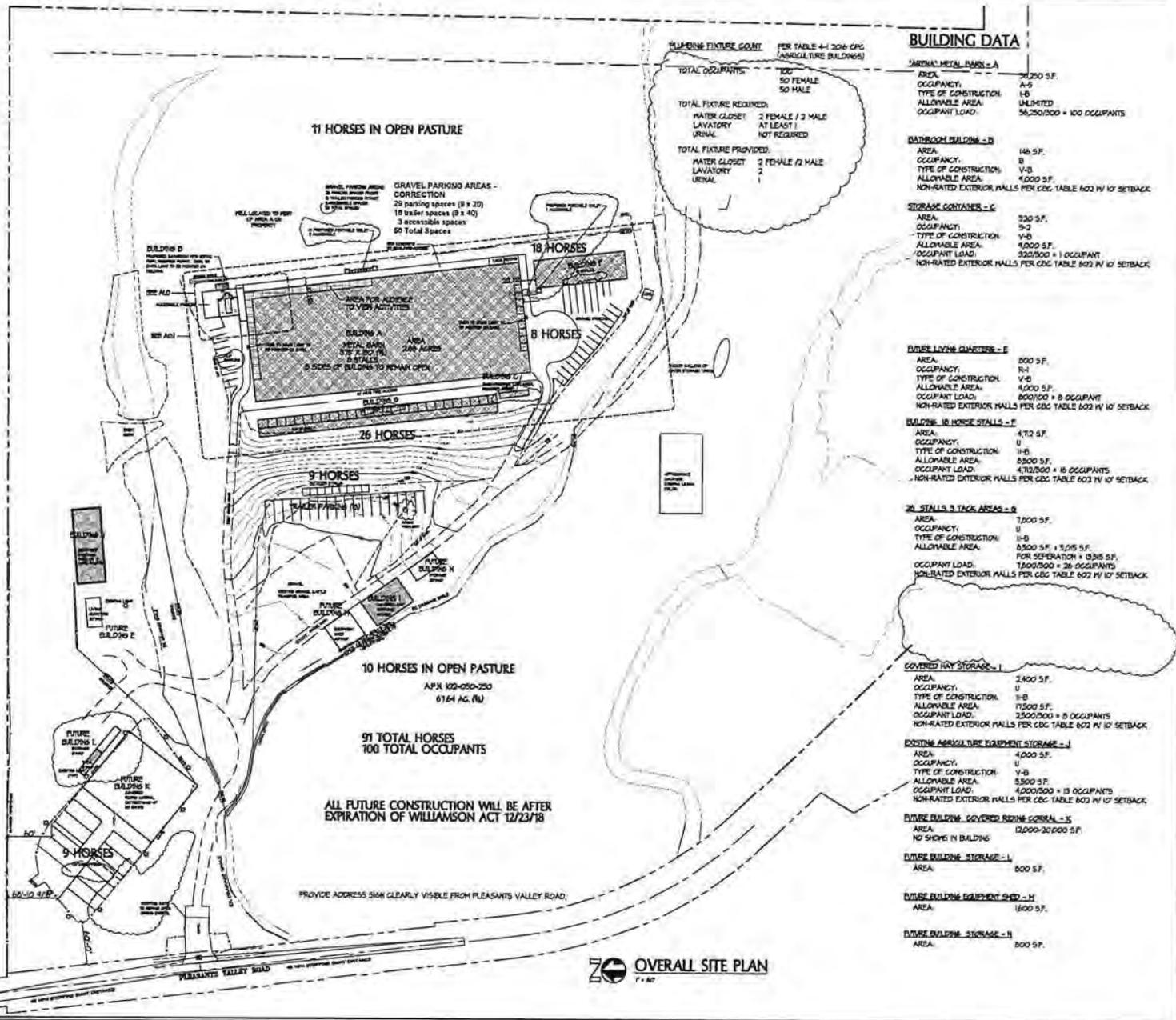
Paula Bauer, Chairperson
Solano County Planning Commission

By: _____
Terry Schmidtbauer, Secretary



PROJECT LOCATION MAP





FURNISHING FIXTURE COUNT PER TABLE 4-1006 CPC (AGRICULTURE BUILDINGS)

TOTAL OCCUPANTS:	100
50 FEMALE	
50 MALE	
TOTAL FIXTURE REQUIRED:	
WATER CLOSET	2 FEMALE / 2 MALE
LAVATORY	AT LEAST 1
URINAL	NOT REQUIRED
TOTAL FIXTURE PROVIDED:	
WATER CLOSET	2 FEMALE / 2 MALE
LAVATORY	2
URINAL	1

BUILDING DATA

BARBER METAL BARN - A

AREA:	10,250 S.F.
OCCUPANCY:	A-5
TYPE OF CONSTRUCTION:	I-B
ALLOWABLE AREA:	UNLIMITED
OCCUPANT LOAD:	56,250/100 = 100 OCCUPANTS

BATHROOM BUILDING - B

AREA:	148 S.F.
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B
ALLOWABLE AREA:	4,000 S.F.
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

STORAGE CONTAINERS - C

AREA:	330 S.F.
OCCUPANCY:	S-2
TYPE OF CONSTRUCTION:	V-B
ALLOWABLE AREA:	4,000 S.F.
OCCUPANT LOAD:	330/100 = 1 OCCUPANT
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

DIVISION LIVING QUARTERS - E

AREA:	200 S.F.
OCCUPANCY:	R-1
TYPE OF CONSTRUCTION:	V-B
ALLOWABLE AREA:	4,000 S.F.
OCCUPANT LOAD:	200/100 = 2 OCCUPANT
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

BUILDING 10 HORSE STALLS - F

AREA:	470 S.F.
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	I-B
ALLOWABLE AREA:	8,500 S.F.
OCCUPANT LOAD:	470/100 = 18 OCCUPANTS
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

26 STALLS & TACK AREAS - G

AREA:	7,000 S.F.
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	I-B
ALLOWABLE AREA:	8,500 S.F. + 1,505 S.F. FOR SEPARATION + 336 S.F.
OCCUPANT LOAD:	7,000/100 = 26 OCCUPANTS
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

COVERED HAY STORAGE - I

AREA:	2,400 S.F.
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	I-B
ALLOWABLE AREA:	17,500 S.F.
OCCUPANT LOAD:	2,500/100 = 8 OCCUPANTS
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

POSTING AGRICULTURE EQUIPMENT STORAGE - J

AREA:	4,000 S.F.
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
ALLOWABLE AREA:	5,500 S.F.
OCCUPANT LOAD:	4,000/100 = 13 OCCUPANTS
NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK:	

FUTURE BUILDING COVERED RIDING CORRAL - K

AREA:	12,000-20,000 S.F.
NO SHOWS IN BUILDING	

FUTURE BUILDING STORAGE - L

AREA:	800 S.F.
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FUTURE BUILDING EQUIPMENT SHED - M

AREA:	1,600 S.F.
-------	------------

FUTURE BUILDING STORAGE - N

AREA:	800 S.F.
-------	----------



Project Architect
Robert Rolon Sesar
 1200 N. GARDEN STREET
 SUITE 100
 COSTA MESA, CA 92626
 TEL: 714.441.1141
 FAX: 714.441.1142

State Board of Architecture
 License No. 12512
 State Board of Professional Engineers
 License No. 12512



DATE: APRIL 2, 2014
 TIME: 10:00 AM
 DRAWN BY: RRS
 CHECKED BY: RRS

RIDING AND BOARDING STABLES

ARENA
 7500 PLEASANTS VALLEY RD.
 VALLENBUELL
 CALIFORNIA

Scale:	AS SHOWN	1" = 10'
Date:	12/17/13	
Proj. No.:	0900	
Drawing No.:	001	
Drawn by:	RRS	
Checked by:	RRS	
Approved by:	RRS	
Scale:	AS SHOWN	

OVERSAY
 SITE PLAN

Sheet No.
A00
 OF
 File No.
 C9000A0 0

OVERALL SITE PLAN
 7-10'

Public Stables & Horse Show Development Standards: Development standards for public stables with horse shows are specified in Table 28-73B of the Zoning Code. The following is an analysis of required and proposed setback as identified in the Site Plan. The project complies with the required setback requirements as proposed.

	Required Minimum distance from any dwelling unit	Proposed	Required Minimum distance from Side & Rear property lines	Proposed	Required Minimum Distance from Front Property Lines	Proposed
Pens for no more than one horse; barns and other similar shelters for 9 horses or less (Building K)	20 feet	144 feet southwest of employee quarters (Building E)	20 feet	Side: 60 feet Rear: > 60 feet	60 feet	60 feet or more
Corrals, paddock, riding rings and other similar horse arenas (Building K)	20 feet	336 feet of employee quarters (Building E)	60 feet	Side: 60 feet Rear: > 60 feet	60 feet	60 feet
Horseshows, barns and other similar shelters for 10 or more horses (Building A & G)	20 feet	336 feet from employee quarters (Building E)	200 feet	Side: 334 feet Rear: > 60 feet	200 feet	720 feet

**MITIGATED NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

PROJECT TITLE:

Pleasants Valley Riding Arena Application No. U-05-026 Amendment 1

PROJECT DESCRIPTION AND LOCATION:

The project is located at 7680 Pleasants Valley Road, approximately 5 miles northwest of the City of Vacaville. Currently, the Pleasants Valley Riding Arena and Horse Boarding facility operates 61 horse stalls for boarding. Equestrian lessons/classes are provided Monday – Sunday between 9 am – 9 pm. The applicant is proposing to expand the operation to allow:

- Horse shows, one Saturday per week between January - May and September-October, for a total of 32 shows maximum per calendar year. Approximately 100 – 150 persons including family, boarders and employees, are anticipated during the event, which would operate 8 am thru 10 pm. The horse shows provide opportunities for Masters and Amateur class riders to take place in the existing arena. Certain horseshow participants may stay in their trailers through the weekend.
- Covered riding corral (Building K), approximately 120 ft x 100 ft, and 9 outdoor stalls for horses. The horseshow events would not take place in this building. During show events, Building K would house boarded horses relocated from the stalls nearby the arena (Building A) .
- 1 - 800 square foot manufactured home as employee living quarters (Building E)
- Several equipment storage buildings (Building, L, M and N)

FINDINGS:

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

MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:**Mitigation measure Bio - 1 (Avoidance of avian nests and protected avian species):**

Prior to any ground disturbance, issuance of grading or building permit, the project proponent shall comply with the following mitigation measure:

- A. If construction activities are scheduled to occur during the breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.25 miles of the active construction area. 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 15 days prior to construction and submit the surveys to the Department of Resource Management.
- B. If active nests are found, maintain a no disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no disturbance buffer zone from active Swainson Hawk nest(s) or any protected avian specie shall be 0.5 miles or as may otherwise be determined by the Planning Services Division, Department of Resource Management, in consultation with a qualified biologist, United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) as appropriate.

PREPARATION:

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



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

Pleasants Valley Riding Arena (PVRA)
Use Permit Application No. U-05-26 Amendment No.1
Initial Study and
Mitigated Negative Declaration



October 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:	Pleasants Valley Riding Arena, Horse Boarding and Lessons
Application Number:	Use Permit U-05-26 Amendment No.1
Project Location:	7680 Pleasants Valley Road, Vacaville, CA
Assessor Parcel No.(s):	0102-030-170, 230 and 220
Project Sponsor's Name	Joetta and Edward Griffin

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 request additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533. Additionally, the document is available on www.solanocounty.com under Departments, Resource Management, Documents, Environmental Impact Reports and Negative Declaration.
- 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
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: November 1, 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

On the basis of 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.

9/22/21
Date

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

9/22/21
Date:

Joetta Griffin
Joetta Griffin
Project Proponent

1.3 ENVIRONMENTAL SETTING

The subject site is located at 7680 Pleasants Valley Road, approximately 5 miles northwest of the City of Vacaville. The topography is rolling hills and the 67.64-acre site is developed with a 56 x 250 square foot, metal barn used as a riding arena, bathroom facilities, several horse barns / storage buildings, gravel roads and various parking areas. Ingress and egress via a single driveway is off of Pleasants Valley Road. An onsite well provides the water supply and wastewater is treated by an on-site septic system.

Vicinity Map



Pleasants Valley Road borders the western boundary of the property. Pleasants Creek flows parallel to Pleasants Valley Road for approximately half of the western property boundary, eventually draining into a culvert under the roadway. A stock pond is located the confluence of Pleasants Creek and a minor tributary near the central portion of the property. Rural residential ranches and range land surround the property.

Background:

November 18, 2010, the Planning Commission granted a use permit for 81 horse stalls, horse breeding, riding lessons, horse day camp and agricultural educational classes for Pleasants Valley Riding Arena (PVRA) and determined that the Initial Study/Mitigated Negative Declaration (ISMND) prepared was adequate and complete. The ISMND identified mitigation measures relative to Valley Longhorn Elderberry Beetle and seasonal wetlands. The proponent has complied with such mitigation measures.

1.4 PROJECT DESCRIPTION

Currently, the Pleasants Valley Riding Arena and Horse Boarding facility operates 61 horse stalls for boarding. Equestrian lessons/classes are provided Monday – Sunday between 9 am – 9 pm. The applicant is proposing to expand the operation to allow:

- Horse shows, one Saturday per week between January - May and September- October, for a total of 32 shows maximum per calendar year. Approximately 100 – 150 persons including family, boarders and employees, are anticipated during the event, which would operate 8 am thru 10 pm. The horse shows provide opportunities for Masters and Amateur class riders to take place in the existing arena. Certain horseshow participants may stay in their trailers through the weekend.
- Covered riding corral (Building K), approximately 120 ft x 100 ft, and 9 outdoor stalls for horses. The horseshow events would not take place in this building. During show events, Building K would house boarded horses relocated from the stalls nearby the arena (Building A) .
- 1 - 800 square foot manufactured home as employee living quarters (Building E)
- Several equipment storage buildings (Building, L, M and N)

Access/Circulation

Ingress and egress to the site will be provided via the existing driveway off Pleasants Valley Road.

Parking

Gravel parking spaces are provided as follows:

Standard vehicles parking (9 ft x 20 ft)	29
Trailer parking	18
Accessible spaces	3
Total	50

Domestic Water Supply

The project will utilize the on-site well for domestic water supply.

Wastewater

Wastewater will be treated by the on-site septic system. According to the Environmental Health Division, there is adequate capacity for the on-septic system for the projected horseshow participants. The applicant proposes to provide chemical toilets during the events for added convenience.

1.5 ADDITIONAL DATA

NRCS Soil Classification:	Altamont clay 9%-30% slopes (Class IV), Brentwood clay foam 0-2% percent slopes (Class III), Dibble-Los Osos loams, 30% - 50% slopes (Class IV), Dibble-Los Osos clay loams 9%-30% percent slopes (Class IV), San Ysidro sand loam 2%-5% slopes (Class IV).
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
Other:	N/A

Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	A-20	Horse boarding & training facility
North	Agriculture	A-20	Agriculture
South	Agriculture	A-20	Agriculture
East	Agriculture	A-20	Agriculture
West	Agriculture	A-20	Agriculture

1.6 LAND USE CONSISTENCY ANALYSIS

1.6.1 General Plan

The General Plan has designated this area for agricultural and rural purposes, and impacts associated with normal agricultural uses and typical agricultural compatible uses such as horse facilities and agricultural education are to be expected and anticipated in the County General Plan.

1.6.2 Zoning

The property is zoned Exclusive-Agriculture 20 acre minimum and the proposed uses are conditionally permitted subject to Planning Commission approval.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

California Department of Fish and Wildlife, Cal Fire, Vacaville Fire Protection District

CHAPTER 2 - ENVIRONMENTAL CHECKLIST

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

Findings of SIGNIFICANT IMPACT

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

Findings of LESS THAN SIGNIFICANT IMPACT 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 does not require mitigation measures to reduce potential impacts to less than significant levels.

- Biological 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 considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is addressed in the applicable Section.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation and Traffic |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Mandatory Findings of Significance |

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 applicable Section:

Agricultural & Forestry Resources

Cultural Resources

Land Use and Planning

Mineral Resources

Population and Housing

Recreation

Tribal Cultural Resources

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The property is located on Pleasants Valley Road, a County designated scenic corridor according to the General Plan. The property is developed with a 375 x 150 metal barn painted blue, horse stall buildings and office buildings situated 700 feet from the road. The project consists of several new structures, such as employee quarters, storage buildings, new covered riding corral (120 x 100 feet) and outdoor pens for 9 horses approximately 60 feet from the front property line. The new corral and outdoor pen will be visible along Pleasants Valley Road; however, the remaining new buildings will be setback more than 200 feet from the front property line and not highly visible from Pleasants Valley Road. Exterior lighting is proposed adjacent to the new corral.

Impacts Discussion

2.1. a, b, c: The property is located on Pleasants Valley Road, a County designated scenic corridor pursuant to the Solano County General Plan. The proposed structures will have an agricultural look to them, and setback 60 feet or more from Pleasants Valley Road. The project will not substantially degrade the visual character or quality of its surroundings and is not located within a State Scenic Highway. There is expected to be **less than significant** impact to scenic vistas.

2.1 d The project proposes additional exterior lighting which could cause unwanted glare during the nighttime. To minimize unwanted glare impacts, exterior lighting to be shielded and oriented away from the residences and public street consistent with County Zoning Code and 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 property is classified as Grazing Land. The property was under Williamson Act contract no. 19; however, the applicant filed a Notice of Non-Renewal on August 10, 2009; as of December 23, 2018, the property is no longer under contract.

Impacts Discussion

2.2 a, b, c: The property is no longer under contract and will not conflict with the Williamson Act guidelines. Horse boarding and shows are conditional uses in the Agricultural Zoning District. The project will not result in the loss of forest land or conversion of forest land to non-forest 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 project 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-c: The project has the potential to generate emissions during both construction activities and vehicular traffic during horseshow events. However, the construction of the proposed buildings does not have the potential to violate ambient air quality standards and the additional vehicular traffic is minimal (Refer to Traffic Section); therefore, impacts to air quality are considered to be **less than significant**.

2.3d: Horse manure may create objectionable odors. The project proponent maintains an Odor Management Plan enforced by the Environmental Health Division. Compliance will **result in less than significant impacts**.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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

The 2010 ISMND identified the potential for the Elderberry shrub on the property and required a mitigation measure which required mapping of the shrub locations by a professional biologist and restricted construction within 100 feet of the shrub. The location of the shrub is important as it provides habitat for the Valley Longhorn Elderberry Beetle, a Federally Endangered Species. Four (4) shrubs were identified on the southern portion of the site and mapped by Area West Environmental in 2014. The proposed project is not located within 700 feet of the Elderberry Shrubs.

Impacts Discussion

2.4a: The California Natural Diversity Database (CNDDDB) indicates that there is potential for nesting raptors or other protected migratory birds in the area. Large trees on the property and nearby are suitable for nesting sites. Construction activities could cause disturbance to protected birds and the following mitigation is recommended to minimize impacts to a **less than significant level**. The measure applies to the subdivider and any individual lot owner seeking construction permits:

Mitigation measure Bio - 1 (Avoidance of avian nests and protected avian species):

Prior to any ground disturbance, issuance of grading or building permit, the project proponent shall comply with the following mitigation measure:

- A. If construction activities are scheduled to occur during the breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.25 miles of the active construction area. 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 15 days prior to construction and submit the surveys to the Department of Resource Management.
- B. If active nests are found, maintain a no disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no disturbance buffer zone from active Swainson Hawk nest(s) or any protected avian specie shall be 0.5 miles or as may otherwise be determined by the Planning Services Division, Department of Resource Management, in consultation with a qualified biologist, United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) as appropriate.

Swainson Hawk foraging habitat:

The grasslands on the subject property are highly disturbed by extensive horse grazing and provide low quality for foraging habitat. Due to the limited value of the disturbed grasslands on the property, the impact of potential loss of foraging habitat is low and less than significant. Swainson's Hawk prefer foraging ground composed of grasslands, irrigated pastures, hay and wheat crops.

2.4 b: No aquatic or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

2.4 c: There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

2.4 d: The project will not interfere with 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. **No impact**

2.4 e: The project does not propose removal of any trees. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. These types of ordinances have not been adopted within this region of the County. **No Impact.**

2.4 f: See discussion under 2.4 (e) above. **No Impact.**

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 an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The 2010 Initial Study indicated that Northwest Information Center (NWIC) at Sonoma State University determined that no previous cultural resource studies have been performed and that the site has a low possibility of containing unrecorded archaeological site(s). Further study for cultural resources was not recommended by the Sonoma State NWIC. However, if cultural or human remains are encountered during construction, the applicant will be required to stop all work and contact a qualified archaeologist and the Department of Resource Management to determine the proper course of action.

Impacts Discussion

2.5 a: The project will not cause substantial adverse change to historical resources. **No impacts are anticipated.**

2.5b: NWIC has indicated there is low probability of unrecorded archeological site. **No impacts are anticipated.**

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"/>

Environmental setting & 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The property is not located within an Alquist-Priolo Fault Zone. However, according to the Public Health and Safety Chapter, the property is identified within high liquefaction potential; slope hazards of 15% or higher; least or marginally susceptible area for landslides, and high shrink swell potential.

Impacts Discussion

2.7a(i)-(iv): The site is not located within an Alquist-Priolo Fault Zone; however, the subject site is located within an area of High Liquefaction Potential and in an area of Marginally Susceptible to Landslide. The project will require a geotechnical report prepared by a licensed professional prior to issuance of building permits. Compliance with Building Code requirements will minimize impacts to **less than significant impact**.

2.7b: Much of the area proposed for construction is located within areas already disturbed or grazed. Compliance with Solano County Code Chapter 31 Grading and Erosion Control would minimize impacts to **less than significant**.

2.7c: The project will be designed in conformance with the county's current building code, which will require a Geotechnical Report prepared by a licensed professional prior to issuance of building permits. Compliance with Building Code requirements will minimize impacts to **less than significant**.

2.7d: The building(s) will be designed in conformance with the County's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **Less than significant impacts are anticipated.**

2.7e: According to the Environmental Health Division, the existing septic system is designed in conformance with the county's current on-site sanitation requirements and determined that the soils are capable of supporting the existing system. **Less than significant impacts are anticipated.**

2.7f: No unique paleontological resource or unique geologic feature have been identified on-site. **No Impact.**

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"/>

Impacts discussion

2.8a: The project is expected to generate less than 110 ADT (Refer to Traffic Discussion) and would not have a significant impact on greenhouse gas emissions (GhG). **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 type="checkbox"/>	<input checked="" 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"/>

Impacts Discussion

2.9a: The project would not transport, use, or dispose of hazardous materials. **No Impact.**

2.9b: See discussion under (a.) above. **No Impact.**

2.9c: The project is not located within one-quarter mile of a school. **No Impact.**

2.9d: The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

2.9e: As identified on Figure 2A if the Travis Air Force Base Land Use Compatibility Plan, the project is located outside of the area of influence and not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

2.9f: The project will not affect any adopted emergency response plans. **No Impact.**

2.9g: The property is located within the Cal Fire State Responsibility Area (SRA). Refer to Wildfire Section. **Less than significant impacts are anticipated.**

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 the existing on-site septic system to handle wastewater discharge which is designed to accommodate up to 150 persons per day, according to the Environmental Health Services Division. The applicant proposes to use chemical toilets during the horseshow events for added convenience.

The proposed activities are not anticipated to exceed 25 people per day for 60 or more days in a calendar year; therefore, the project does not require a small public water system. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow.

Impacts Discussion

2.10a: The project will not violate waste discharge or water quality standards. The existing on-site septic system is permitted by the Environmental Health Division and subject to inspections to ensure compliance with waste discharge or water quality standards. **Less than significant impacts are anticipated.**

2.10b: The project will be served by on-site well for domestic drinking water and will not require a substantial increase in groundwater utilization. **Less than significant impacts are anticipated.**

2.10c (i-iv): The project does not alter any creeks, streams or rivers. Compliance with Solano County Code, Chapter 31, Grading, Drainage and Erosion Control ensure **less than significant impacts.**

2.10d: The project is not located in a flood zone, or in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

2.10e: The project does not conflict or obstruct implementation of a water quality control plan or groundwater sustainability plan. **Less than significant impacts are 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 subject site is located in a community predominantly consisting of large-scale ranches and designated Agriculture by the Solano County General Plan and within the Exclusive Agricultural 20-acre zoning district (A-20).

Impacts Discussion

2.11a: The project is contained within the ownership of the proponent and will not divide an established community. **No Impact.**

2.11b: The project does not conflict with land use policy or plan. **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: No known mineral resources exist at the site. **No Impact.**

2.12b: Reference (a) above. **No Impact.**

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 & impact discussion

The applicant proposes to use a public address system (PA system) during the shows (9 am – 10 pm) in the existing arena. Horseshow events are not proposed in the new riding corral, and PA systems are not assumed at this location.

The arena is covered and open on three sides and located about 700 feet from the front of the property, situated on the hillside. Sensitive receptors such as residences are located beyond 1000 feet of the existing arena. The closest residence, located across Pleasants Valley Road approximately 1200 feet from the existing arena, is occupied by the project proponent. However, the arena is located in a valley and use of the PA system have the potential to echo within the valley.

2.13a: The use of public address systems (PA system) during the horseshow events has the potential to cause unwanted sound and echo into the surroundings given that the property is located in a valley. Noise levels generated would be limited to play by play and cheering during the event and could vary depending upon the excitement of the participants. Table HS-3 of the Health and Safety Chapter indicates that acceptable day time noise levels for riding stables/outdoor events to be more than 75 dBA during the daytime. However, outdoor noise levels that exceed 60 dBA are generally considered inappropriate in residential areas, particularly during the hours between 7 pm – 10 pm which is considered to be for relaxation and sleeping time. Nevertheless, given the proximity of residential dwellings and that the horse show events do not occur on a daily or weekly basis, noise impacts associated with the horseshow events are **less than significant**.

2.13b: The project would not cause excessive ground borne vibration or noise levels. **No impact**

2.13c: The project is located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as referenced on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. The project is not located within the vicinity of a private airstrip. **No Impact.**

2.14 POPULATION AND HOUSING

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

The project does not propose additional housing or population.

Impacts Discussion

2.14a: The project does not substantially induce population growth or construct infrastructure that could induce population growth. **No Impact.**

2.14b: The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **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:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: The subject site is currently served by the Vacaville Fire Protection District, and Solano County Sheriff's Department for the unincorporated County. No schools or parks will be affected. The project will utilize the existing on-site domestic water well and septic system to serve the project with no impacts to municipal sanitation services. Chemical toilets are proposed for waste disposal. **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: The project does not require additional public park facilities or impact public facilities. **No impact**

2.16b: The project does not involve or affect recreational facilities or resources. **No Impact.**

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impacts Discussion

2.17a: The project is located in a rural area and does not conflict with any adopted plan. However, parking during an event may cause a nuisance.

The project anticipates an average of 100 people per event and 150 people at maximum on-site during a horse show event. Based upon County public assembly parking standards of 1 space for 4 persons, 38 spaces will be required for the maximum of 150 people. The following is a breakdown of parking spaces provided:

Standard vehicles parking (9 ft x 20 ft)	29
Trailer parking	18
Accessible spaces	3
Total	50

A total of 50 parking spaces are proposed, 12 more than required; therefore, more than adequate parking spaces are provided and there is ample room on the property for overflow parking if necessary. **Less than significant impacts are anticipated.**

According to Public Works, the existing driveway does not meet commercial driveway requirements and would require widening. Compliance with the County encroachment requirements would minimize impacts to **less than significant.**

The property is located in a rural area and there no adopted plans related to transit, bicycle or pedestrian facilities. **Less than significant impacts are anticipated.**

2.17b: In December 2018, the California Office of Planning and Research (OPR) issued a Technical Advisory on Evaluating Transportation Impact in CEQA. The advisory document outlines screening thresholds for land use projects to identify when a project can be expected to cause a less-than-significant impact, particularly with regard to vehicle miles traveled (VMTs). The OPR advisory identifies Small Projects as those which generate or attract fewer than 110 trips per day, which generally may be assumed to cause a **less than significant impact**.

According to Phillip Engineering, the project's peak hour 11 am -12 noon is during registration and sign ups, would generate 40-70 vehicles exiting and entering the property on average during a single event, which is approximately 1 vehicle every 51 seconds which is insignificant. Refer to the attached letter.

Additionally, the project will generate less than 110 ADT. **Less than significant impacts are anticipated.**

2.17c: The proposed facility does not include any features which create dangerous conditions. **No Impact.**

2.17d: The project will not result in inadequate emergency access. **No Impact.**

2.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

On May 7, 2021, the County reached out to several Native American Tribes as recommended by the Native American Heritage Commission. None of the Tribes requested consultation.

Impacts Discussion

2.18a (i) (ii): No tribal or historical resources have been identified on the subject site. **No Impact.**

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 checked="" type="checkbox"/>	<input 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"/>

Impacts Discussion

2.19a: The project will not require additional utility facilities. **Less than significant impact**

2.19b: The project will utilize an onsite domestic water well and the existing private septic system. Environmental Health Division has determined that there is adequate capacity. **Less than significant impact**

2.19c: Reference (a) above. **Less than significant impacts.**

2.19d: Solano County is served by two landfills which maintain more than a fifteen-year capacity for the county's solid waste disposal needs. There is adequate capacity to receive waste generated on-site. **Less than significant impacts.**

2.19e: The project will comply with federal, state, and local statutes and regulations related to solid waste. **Less than significant impacts.**

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 type="checkbox"/>	<input checked="" 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 (SRA) of moderate risk, designated by Cal Fire and within the Vacaville Fire Protection Service District. The proposed project has the potential to expose project occupants to wildfire risks. There is a 75,000-gallon water tank on-site approved by the Fire Protection District for fire suppression. Development within the SRA area is subject to Fire Safe Regulations which require structures to be setback more than 30 feet from the property lines or center of the road, maintain 100-foot defensible space around the building unless located less than 100 feet. The defensible space is a firebreak made by removing and clearing away brush, flammable vegetation or combustible growth to reduce the risk of exposure and maintained by the property owner. Prior to issuance of building permits, the structures will be evaluated for compliance with Fire Safe Building code requirements such as fire sprinklers and fire-resistant building materials. Compliance with Fire Safe Regulations and Vacaville Fire Protection District will minimize impacts to less than significant.

Impacts Discussion

2.20a: There are no identified adopted emergency response plans applicable to the project. **No Impact.**

2.20b: Compliance with Fire Safe Regulations would minimize impacts to a **less than significant.**

2.20c: Reference (b) above. **Less than significant impacts.**

2.20d: Reference (b) above. **Less than significant impacts.**

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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-c: No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings. Compliance with recommended mitigation measures will reduce impacts to **less than significant**.

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 agencies. (See Section 5.0 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: nnferrario@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 Agencies

Cal Fire
CA Dept. of Fish and Wildlife

Local Agencies

Vacaville Fire Protection District

APPENDICES

- A** - Use Permit Application No. U-05-26 Amendment No. 1
- B** - Site Plan
- C** - Phillipi Engineering Letter

**PLEASANTS VALLEY RIDING ARENA (PVRA)
USE PERMIT APPLICATION NO. U-05-26 AMENDMENT NO. 1
MITIGATION MONITORING AND REPORTING PLAN**

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 Pleasants Valley Riding Arena (PVRA). The monitoring and reporting measures included in this program are the responsibility of the Project Sponsor/Applicant/Proponent.

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 Pleasants Valley Riding Arena (PVRA) Application No. U-05-26 Amendment No. 1

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).

Pleasants Valley Riding Arena U-05-26 Amendment 1 Mitigation Monitoring and Reporting Plan				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
Biological Resources				
<p>Mitigation measure Bio - 2 Swainson Hawk Surveys:</p> <p>Prior to any ground disturbance, issuance of grading or building permit, the project proponent shall comply with the following mitigation measure:</p> <p>a. If construction activities are scheduled during the nesting season for Swainson’s hawks (March 1 to September 15), prior to beginning work, 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-</p>	Applicant	Department of Resource Management	Prior to construction or during construction	Less than significant

Pleasants Valley Riding Arena U-05-26 Amendment 1 Mitigation Monitoring and Reporting Plan				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>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.</p> <p>b. If active Swainson’s hawk nests are detected, the biologist 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 applicant or project biologist shall consult with California Department of Fish and 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>BIO-3A. Burrowing Owl Habitat Assessment, Surveys, and Avoidance</p> <p>Prior to construction activities, a habitat assessment shall be performed by a qualified biologist following Appendix C: Habitat Assessment and Reporting Details of the <i>CDFW Staff Report on Burrowing Owl Mitigation</i>⁵ (CDFW 2012 Staff Report). The</p>	Applicant	Department of Resource Management	Prior to construction activities or during construction	Less than significant

Pleasants Valley Riding Arena U-05-26 Amendment 1 Mitigation Monitoring and Reporting Plan				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>habitat assessment shall extend at least 492 feet (150 meters) from the project site boundary or more where direct or indirect effects could potentially extend off-site (up to 500 meters or 1,640 feet) and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review.</p> <p>Please be advised that CDFW does not consider exclusion of burrowing owls (i.e.,</p>				

Pleasants Valley Riding Arena U-05-26 Amendment 1 Mitigation Monitoring and Reporting Plan				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>passive removal of an owl from its burrow or other shelter) as a “take” avoidance, minimization, or mitigation measure for the reasons outlined below. Therefore, to mitigate the impacts of potentially evicting burrowing owls to less-than-significant, Mitigation Measure BIO-3B outlined below should require habitat compensation with the acreage amount identified in any eviction plan. The long-term demographic consequences of exclusion techniques have not been thoroughly evaluated, and the survival rate of excluded owls is unknown. Burrowing owls are dependent on burrows at all times of the year for survival or reproduction, therefore eviction from nesting, roosting, overwintering, and satellite burrows or other sheltering features may lead to indirect impacts or “take” which is prohibited under Fish and Game Code section 3503.5. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented to avoid “take.”</p>				
<p>BIO-3B. Burrowing Owl Breeding and Wintering Habitat Mitigation</p> <p>If construction activities would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting),</p>	Applicant	Department of Resource Management	Prior to construction activities or during construction	Less than significant

Pleasants Valley Riding Arena U-05-26 Amendment 1 Mitigation Monitoring and Reporting Plan				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>or an occupied burrow (where a non-nesting owl would be evicted as described above), the following habitat mitigation shall be implemented prior to project construction: Impacts to each nesting site shall be mitigated by permanent preservation of two occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites. The project may implement alternative methods for preserving habitat with written acceptance from CDFW.</p>				



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



October 28, 2021

Ms. Nedzlene Ferrario
Solano County Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533
nferrario@solanocounty.org

Subject: U-05-26-AM1 (Griffin), Mitigated Negative Declaration,
SCH No. 2021100008, 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 the County of Solano (County) for the U-05-26-AM1 (Griffin) project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

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 (NPPA), the Lake and Streambed Alteration (LSA) Program, 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: Joetta and Edward Griffin

Objective: The Project would construct five new buildings and expand on-site capacity for horse shows and horse events at the Pleasant Valley Riding Arena and Horse Boarding facility. The buildings would include a 12,000-square-foot covered riding corral with nine outdoor stalls for horses, an 800-square-foot manufactured home, and three

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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equipment storage buildings averaging 1,067 square feet each. Primary Project activities would include grading, excavation, trenching, building construction, and concrete pouring. No trees would be removed.

Location: The Project is located at 7680 Pleasants Valley Road approximately four miles northwest of the City of Vacaville in unincorporated County of Solano. The approximate centroid of the Project is Latitude 38.43828°N, Longitude 122.05147°W and the Assessor's Parcel Number (APN) is 0102-030-230.

Timeframe: The MND does not specify a timeframe.

ENVIRONMENTAL SETTING

The Project is located on a 67-acre parcel with existing buildings, grazing land, an unnamed tributary to Pleasants Creek, grassland, and interior live oak (*Quercus wislizeni*) woodland. The surrounding area includes grasslands, oak woodlands, grazing lands, and rural residences. Special-status species with the potential to occur in or near the Project area include, but are not limited to, Swainson's hawk (*Buteo swainsoni*), listed as threatened pursuant to CESA; burrowing owl (*Athene cunicularia*), a California Species of Special Concern (SSC); and white-tailed kite (*Elanus leucurus*), a Fully Protected species.

REGULATORY REQUIREMENTS

Lake and Streambed Alteration

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. In those cases, CDFW would 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 and Native Plant Protection 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 or NPPA, such as Swainson's hawk, either during construction or over the life of the Project. Issuance of an ITP is subject to CEQA documentation; the CEQA document

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must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA or NPPA 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 & G. Code, §§ 3511, 4700, 5050, & 5515).

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.

Mitigation Measures and Related Impact Shortcoming

Swainson’s Hawk

The Project is within the range² of Swainson’s hawk, listed as threatened pursuant to CESA, and large trees on and near the Project site could provide nesting habitat (MND

² CDFW maintains range maps and life histories for all terrestrial species in California. The Swainson’s hawk range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=1674&inline=1>

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page 15). The California Wildlife Habitat Relationships Predicted Habitat Suitability for portions of the site is High Suitability for Swainson's hawk. The California Natural Diversity Database (CNDDDB) identifies a known Swainson's hawk nest tree approximately 2.5 miles south of the Project. The MND relies on general pre-construction nesting bird surveys identified in Mitigation Measure BIO-1 to avoid potential impacts to Swainson's hawk. BIO-1 does not provide adequate survey techniques to effectively identify nesting Swainson's hawk in and near the Project area.

The breeding population of Swainson's hawks in California has declined by an estimated 91% since 1900 and the species continues to be threatened by on-going and cumulative loss of foraging habitat (CDFW 2016). Swainson's hawks could be disturbed by Project activities, resulting in potentially significant impacts to Swainson's hawk through nest abandonment or reduced health and vigor of young. To reduce impacts to less-than-significant, CDFW recommends including the following Mitigation Measure.

BIO-2. Swainson's Hawk Surveys.

If Project activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work on the 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.

³ Swainson's Hawk Technical Advisory Committee, 2000.
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline>

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Burrowing Owl

The Project is within the range⁴ of burrowing owl, an SSC, and the grassland in the vicinity of the Project may provide suitable foraging habitat. There are documented occurrences of burrowing owl approximately 5.4 miles east of the Project site according to the CNDDDB. In addition, the California Wildlife Habitat Relationships Predicted Habitat Suitability for the site is High Suitability for burrowing owls. The MND relies on general pre-construction nesting bird surveys identified in Mitigation Measure BIO-1 to avoid potential impacts to burrowing owls. BIO-1 does not provide adequate survey techniques to effectively identify burrowing owls in and near the Project area.

The Project could result in burrowing owl nest abandonment, loss of young, reduced health and vigor of owlets, injury or mortality of adults, or loss of wintering owls. Burrowing owls are an SSC due to population decline and breeding range retraction. Based on the above, the Project may potentially significantly impact burrowing owls. To reduce impacts to less-than-significant CDFW recommends the following Mitigation Measures.

BIO-3A. Burrowing Owl Habitat Assessment, Surveys, and Avoidance

Prior to Project activities, a habitat assessment shall be performed following Appendix C: Habitat Assessment and Reporting Details of the CDFW *Staff Report on Burrowing Owl Mitigation*⁵ (CDFW 2012 Staff Report). The habitat assessment shall extend at least 492 feet (150 meters) from the Project site boundary or more where direct or indirect effects could potentially extend off-site (up to 500 meters or 1,640 feet) and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer

⁴ The burrowing owl range map is available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=1872&inline=1>

⁵ CDFW, then Department of Fish and Game, 2012. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline>

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zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review.

Please be advised that CDFW does not consider exclusion of burrowing owls (i.e., passive removal of an owl from its burrow or other shelter) as a “take” avoidance, minimization, or mitigation measure for the reasons outlined below. Therefore, to mitigate the impacts of potentially evicting burrowing owls to less-than-significant, Mitigation Measure BIO-3B outlined below should require habitat compensation with the acreage amount identified in any eviction plan. The long-term demographic consequences of exclusion techniques have not been thoroughly evaluated, and the survival rate of excluded owls is unknown. Burrowing owls are dependent on burrows at all times of the year for survival or reproduction, therefore eviction from nesting, roosting, overwintering, and satellite burrows or other sheltering features may lead to indirect impacts or “take” which is prohibited under Fish and Game Code section 3503.5. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented to avoid “take.”

BIO-3B. Burrowing Owl Breeding and Wintering Habitat Mitigation

If the Project would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described above), the following habitat mitigation shall be implemented prior to Project construction:

Impacts to each nesting site shall be mitigated by permanent preservation of two occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites.

The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.

Nesting Birds

The MND identifies Mitigation Measure BIO-1 to avoid potentially significant impacts to nesting birds (MND pages 15). The existing measure combines special-status species and common nesting bird species survey and avoidance requirements into one measure. As identified above, CDFW recommends separating special-status species surveys from general pre-construction nesting bird surveys. The existing measure also identifies a timeline of 15 days prior to ground-disturbing activities within the nesting season for pre-construction nesting bird surveys. CDFW recommends using a timeline

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of 7 days to increase the likelihood that newly constructed nests are identified prior to beginning ground-disturbing activities. If a period of more than 7 days elapses between the survey date and start of Project activities, then an additional survey should be conducted.

GENERAL SUGGESTIONS

In addition to the above recommendations, CDFW notes that the property includes an existing on-stream stock pond that impounds water on an unnamed tributary to Pleasants Creek (MND page 6). The Project may rely on the stock pond for the increased horses that will use the property after the Project is completed. Impounding water in this manner requires approval from the State Water Resources Control Board, Division of Water Rights⁶. CDFW recommends that the Project proponent and the County ensure that the on-stream pond is legally authorized for use, potentially through registration as a livestock stockpond⁷ if the pond qualifies. As a reminder, substantial diversions and any future activities to maintain the pond or work in the unnamed tributary upstream or downstream of the pond are subject to CDFW's LSA authority, as described previously.

Lastly, the MND identifies three APNs associated with Project activities (MND page 4). However, based on the site plan (MND Appendix A) and Project description, all Project activities will occur on APN 0102-030-230. CDFW recommends removing references to the neighboring APNs or clarifying how they are associated with the Project.

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 CNDDDB. The CNDDDB field survey form, online field survey form, and contact information for CNDDDB staff can be found at the following link: <https://wildlife.ca.gov/data/CNDDDB/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

⁶ https://www.waterboards.ca.gov/waterrights/water_issues/programs/applications/
⁷ https://www.waterboards.ca.gov/waterrights/water_issues/programs/registrations/

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operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. 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 amanda.culpepper@wildlife.ca.gov, or Ms. Melanie Day, Senior Environmental Scientist (Supervisory), at melanie.day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Stephanie Fong

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Stephanie Fong
Acting Regional Manager
Bay Delta Region

ec: Office of Planning and Research, State Clearinghouse (SCH No. 2021100008)

Jessica Maxfield, California Department of Fish and Wildlife
jessica.maxfield@wildlife.ca.gov

State Water Resources Control Board, Division of Water Rights
DWR@waterboards.ca.gov

REFERENCES

CDFW. 2016. Status Review: Swainson's Hawk (*Buteo swainsoni*) in California, Reported to the California Fish and Game Commission, Five-year Status Report. State of California Natural Resources Agency, Sacramento, CA.
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=133622&inline>