



## MITIGATED NEGATIVE DECLARATION

<b>PROJECT PROponent/APPLICANT:</b> Tina Tomei	<b>APPLICATION NO:</b> U-22-01 <b>PROJECT PLANNER:</b> Nedzlene Ferrario	<b>APN:</b> 0101-120-450
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### PROJECT DESCRIPTION AND LOCATION:

The project consists of a proposal to construct the Double T Ranch to allow a public stable without horse shows, within the Exclusive Agriculture ("A-160) zoning district. A use permit would allow boarding care for up to 48 horses on a site approximately 47.5 acres in size. Proposed improvements include construction of two covered riding arenas and three training pens, three barns, pens and accessory structures, and an office/caretaker residence. The property is located at 8325 Quail Canyon Road, northwest of the City of Vacaville.

### FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared with regards to the project. The County found that with the implementation of mitigation measures, 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 Measures AESTHETIC-1:** Through conditions of approval or other enforceable means, the project shall provide for: 1) Light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property. 2) Exterior building materials and signage shall be composed of minimum 50% low-reflectance, non-polished finishes.

### **Mitigation Measure AIR-1:**

The project shall implement all Yolo Solano Air Quality Management District Dust Mitigation Measures applicable at the time of construction. The Basic Construction Control Measures included in the district's 2007 CEQA Guidelines, Table 5 are:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered and include at least two-feet freeboard.
- Cover inactive storage piles.
- Sweep streets if visible soil material is carried out from the construction site.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations).

- Treat accesses to 100-feet from the paved road with a 6-inch layer of gravel.

### **Mitigation Measure BIO-1 (Avoidance of Avian Nests and Protected Avian Species)**

Prior to any ground disturbance, issuance of grading or building permits, the Applicant shall comply with the following measures:

- 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 habitat within 0.25 miles of the active construction area. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based on the time of year and habitat present. The qualified 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 zone shall be a minimum of 250-feet or as determined by the Department of Resources Management, in consultation with a qualified biologist and California Department of Fish and Wildlife (CDFW) as appropriate.

### **Mitigation Measure BIO-2 (Avoidance of Aquatic Impacts)**

- A. Avoid work in proximity to the ponds and drainage areas. A qualified wildlife biologist shall determine the timing of the preconstruction surveys based on the time of year and habitat present. The qualified biologist shall conduct surveys no more than 15-days prior to construction and submit the surveys to the Department of Resource Management.
- B. The wetland features shall include exclusion fencing during construction to ensure there are no impacts.

### **Mitigation Measure CUL-1 (Archaeological Discovery Protocol).**

Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 50 feet shall be redirected and the Yoche Dehe's *Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yoche Dehe Wintun Nation* shall be followed. The Yoche Dehe shall be contacted to assess the situation, determine if the deposit qualifies as a resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared and submitted to the Counties' Community Development Director for review and approval, and the final report shall be submitted to the Northwest Information Center at Sonoma State University.

### **Mitigation Measure Tribal-1 (Construction Worker Sensitivity Training)**

The concept of cultural sensitivity includes developing a collection of skills that helps one learn about and comprehend individuals from different cultures than their own, including resources and sites that may have significance in those cultures. Given the nature and sensitivity of archaeological sites and cultural resources that are or may be encountered during ground disturbance by the Project, the Project Applicant has a desire to train its staff and consultants on cultural competence when working with Native American communities and Native American human remains, grave goods, ceremonial items, and any cultural artifacts. The Tribe will provide qualified staff from its Cultural Resources Department to provide education on what cultural resources are, what to look for, the laws and regulations that govern cultural resource management, and what to do in the event of a discovery (the "Training"). The Training will consist of a one hour, in-person or virtual, training session for up to 10 participants."

**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](http://www.solanocounty.com) under Departments, Resource Management, Documents, Environmental Impact Reports and Negative Declarations.



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