

**Double T Ranch Quail Canyon  
Use Permit  
Application No: U-22-01  
Draft Initial Study and  
Mitigated Negative Declaration**



**March 1, 2024**

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

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## DEPARTMENT OF RESOURCE MANAGEMENT PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

### Introduction

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

<b>Project Title:</b>	Double T Ranch Quail Canyon
<b>Application Number:</b>	U-22-01
<b>Project Location:</b>	8325 Quail Canyon
<b>Assessor Parcel No.(s):</b>	0101-120-450
<b>Project Sponsor's Name and Address:</b>	Tina Tomei 756 El Pintado Road Danville, CA 94526

### General Information

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

- Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano County at 675 Texas Street Suite 5500, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project, please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to

Planning Services Division  
Resource Management Department  
**Attn:** Nedzlene Ferrario, Principal Planner  
675 Texas Street, Suite 5500  
Fairfield, CA 94533

- Submit comments via email to: [nferrario@solanocounty.com](mailto:nferrario@solanocounty.com)
- Submit comments by the deadline of: April 1, 2024**

### Next Steps

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

## ENVIRONMENTAL DETERMINATION

### Based on this initial study:

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

2-26-2024

Date

Nedzlene Ferrario

Nedzlene Ferrario  
Principle Planner

## INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

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

2-26-2024

Date

Tina Tomei

Tina Tomei  
Project Sponsor

## **1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION**

### **1.1 ENVIRONMENTAL SETTING:**

The property is located at 8325 Quail Canyon, which is one of several properties owned by the Applicant on Quail Canyon Road. The site is 47.7 acres in size. There are no structures currently on the site. A primary residence was located on the west side of the property which burnt down in 2020. Approximately five percent of the trees survived the fire. The site is characterized by rolling terrain that increases in elevation to the west from an elevation of 250-feet to 310-feet above mean sea level. As shown below, portions of the site are steep:

9.36 acres = 0-6 % Slope  
18.76 acres = 7-15% Slope  
19.37 acres = 16-24% Slope

Two tributaries of Pleasant's Creek flow through the site. An existing culvert provides a roadway crossing of one of the drainages. There are two seasonal ponds on the property.

The area within Quail Canyon is rural residential/grazing land. The nearest residence is approximately 500 feet to the north.

### **1.2 PROJECT DESCRIPTION:**

Use Permit application U-22-01 for Quail Canyon/Double T Ranch is being requested for construction of a public stable without horse shows, within the Exclusive Agricultural "A-160" Zoning District; APN 0101-120-450.

The Project proposes a public horse stable without horse shows. The use would provide long term boarding care for up to 48 horses. Horse owners would drop off their horses. It is expected that there could be eight (8) horse boarder/visitors during the weekday and twelve (12) visitors per day on weekends. Some horse trailer activity would occur, but most vehicles would be personal vehicles to visit the horses. Horse boarders are expected to arrive and depart one hour before sunrise and one hour after sunset daily.

Livestock grazing could occur on the remainder of the site.

The facility would be staffed 24-hours a day, seven (7) days a week. Four (4) employees would work on the site.

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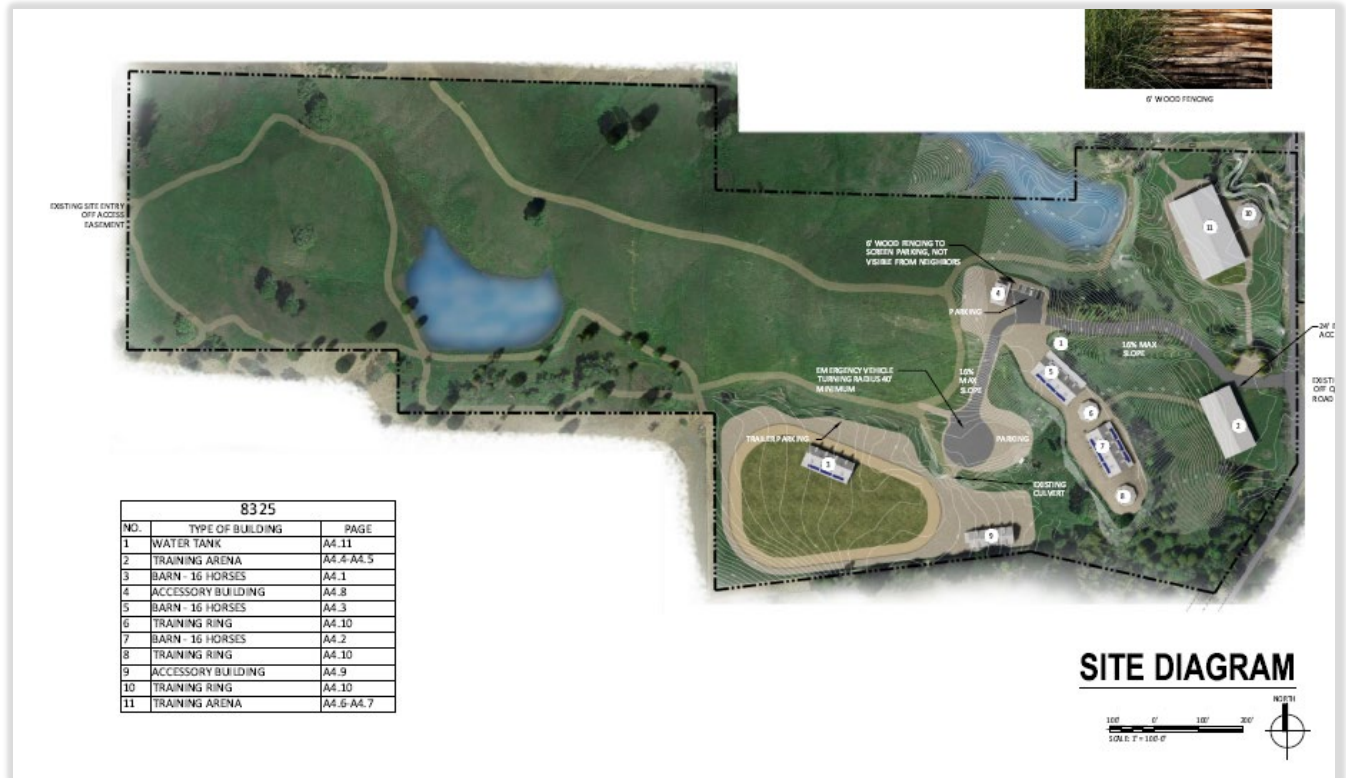
**Figure 1. Aerial Photo of the Project Site**



Proposed improvements include: two covered riding arenas and three training pens, the construction of three barns to accommodate 15-17 horses each, pens and accessory structures. Additional improvements include three 16-stall barns, two covered horse arenas, an equipment shop and storage building, an office/ caretaker residence, a water tank, three covered riding rings and pasture fencing. Structures range from 100 square feet (covered riding ring) to 18,000 square feet (arena). The project includes construction of a 1,000 square foot caretaker unit above the proposed office/accessory building.

The Use Permit would only cover the property at 8325 Quail Canyon Road. The Applicant owns properties at 8374, 8376, 8379 and, 8402 Quail Canyon Road, which are not the subject of the Use Permit currently. If the other properties request additional uses as a public stable, they would be subject to additional entitlements and environmental review.

**Figure 2. Conceptual Site Diagram**



**Existing Infrastructure**

Streets and Circulation:

Access would be from Quail Canyon Road via an existing 26-foot-wide driveway. Quail Canyon is a privately maintained rural 20-foot roadway that necks down to one lane in some areas (bridge crossing).

**Proposed Infrastructure**

The onsite access driveway will be 24-feet wide with a 90-foot diameter emergency vehicle turn around.

As part of the Project the Applicant will be required to improve a 0.74-mile segment of Quail Canyon Road between a segment north of the property (to 8376 Quail Canyon Drive) to Pleasants Valley Road including installing turnouts and upgrading the width to support heavy vehicles (including emergency vehicles).

The road shall be a minimum of 20-feet wide except at crossings with only one traffic lane. All bridges, culverts etc., with only one traffic lane shall include turnouts at both ends. In addition, turnouts shall be provided along the road at a maximum of 1,320-foot intervals. The roads and bridges shall be designed and maintained to support an imposed load of at least 75,000 pounds.

*Parking*



Parking for single vehicles and trailers will be distributed throughout the site. There will be a parking area with nine (9) Americans with Disabilities (ADA) accessible parking spaces, 16 total vehicle spaces and areas on the site for 16 trailer parking spaces. Adjacent to the turnaround area will be a gravel parking area.

### Water and Sewer:

#### *Water Supply*

The site will use Solano Irrigation District (SID) for domestic drinking water and an existing onsite well for non-potable water including for the care of livestock (horses).

#### *Irrigation Water*

Several ponds are present on the site. These sources of water could be used for fire suppression. A 22-foot-tall agricultural-style water tank with the Double T logo will store water on-site for use in case of an emergency.

#### *Wastewater*

Wastewater will be treated by an onsite septic system. Onsite restrooms will be provided.

#### *Waste*

Manure and bedding straws would be collected daily and stored in enclosed containers. A vendor will pick up for waste disposal offsite.

Solar panels will be installed on building rooftops.

Emergency Services: Measures are incorporated into the Project (page A1.2 of Project Plan Set) to assist in the event of a wildfire or other emergency:

- Development of an Emergency Response Plan. These measures include identifying onsite personnel who will be in charge with their contact information, a warning alarm system, and protocol during an emergency such as meeting location, evacuation procedures, and notifying emergency responders.
- Buildings will be built with fire-resistant building materials. The covered riding arenas would be 100 percent metal and steel. Horse barns will be equipped with a fire suppression system, fed from a centralized above-ground tank. A generator and pump will be available to extinguish any fire that triggers a smoke detector or the fusible link on a fire sprinkler head. The barns would be fully fire sprinklered. The living quarters must be equipped with automatic fire sprinkler system.
- Each side of Quail Canyon Road is equipped with multiple water spigots and water hoses.
- Automobiles, tractors, and utility vehicles will have fully charged fire extinguishers.
- Two (2) towable water trailers include a 275-gallon tank, a gas-powered pump and a 100-foot water hose on "quick reels".
- Grazing of cattle or goats will reduce fuel load on the site.

Consistent with the proposed Condition of Approvals the following measures will be required:

1. **Emergency Response Plan.** Prior to issuance of a building permit, the Emergency Response Plan addressing fire protections and prevention and medical and emergency response 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.
-

2. **Parking:** Parking shall be accommodated onsite. No parking shall be allowed within any road right-of-way for 1,000 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.
3. The applicant shall require that horse tenants sign an acknowledgment that the project is located in a State Responsibility Area known to be a high-risk area for wildfires and acknowledge that during a fire incident, fire weather or high wind designated event by the Fire Department of Solano County, horse owners will not be allowed on site and would not be allowed to remove their horses.
4. Natural and landscaped vegetation shall be maintained and a 100-foot defensible space shall be maintained around buildings, or if the buildings are setback less than 100-feet to the property line, maintain the defensible space to the property lines. 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.
5. The applicant shall maintain an onsite generator or backup power supply to provide water service for fighting fires during a fire incident.
6. During designated fire weather or high wind events declared by the Fire Department or Solano County, no public would be allowed onsite.
7. **Fire Hazards and Safety.** All new structures shall comply with Cal Fire State Responsibility area standards pertaining to fire hazards and safety.

**1.2.1 ADDITIONAL DATA:**

NRCS Soil Classification:	Altamont-Diablo, Dibble-Los Osos
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: State Responsibility Area (High Fire Risk)	Moderate

**1.2.2 Surrounding General Plan, Zoning and Land Uses**

	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Property</b>	Agricultural	A-160	Vacant
North	Agricultural	A-160	Agricultural/Rural Residential
South	Agricultural	A-160	Agricultural/Rural Residential
East	Agricultural	A-160	Agricultural/Rural Residential
West	Agricultural-	A-160	Agricultural/Rural Residential

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

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### **1.3.1 General Plan**

The General Plan has designated this area for agriculture. Normal agricultural compatible uses such a horse facility are consistent with the General Plan designation.

### **1.3.2 Zoning**

The site is zoned Exclusive Agricultural-160-acre minimum. The site can be less than 160-acres in size because the parcel was legalized in 1977 (MS-76-52) according to Solano County records.

### **1.3.3 Agencies that May Have Jurisdiction over the Project**

- Yolo Solano Air Quality Management District
- Regional Water Quality Control Board
- California Department of Fish and Wildlife
- Solano Irrigation District
- Cal Fire
- Vacaville Fire Protection District

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

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts 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 other information reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

### **Findings of LESS THAN SIGNIFICANT IMPACT Due to Mitigation Measures Incorporated into the Project**

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

- Biology
  - Air Quality
  - Fire Hazards
  - Cultural Resources
  - Tribal Cultural Resources
-

**Findings of LESS THAN SIGNIFICANT IMPACT**

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

- Aesthetics
- Geology and Soils
- Energy
- Greenhouse Gas
- Transportation and Traffic
- Hydrology and Water Quality
- Hazards & Hazardous Materials
- Recreation
- 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 below:

- Agricultural and Forestry Resources
- Land Use and Planning
- Mineral Resources
- Population and Housing

**2.1 Aesthetics**

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

**Environmental Setting**

The property is located on Quail Canyon Road, which is not a County designated scenic corridor. It is west of Pleasants Valley Road, which is a designated scenic corridor, but the site is not visible from there. The project site is .7 miles north of Pleasants Valley Road.

The Project will build several new structures, but they are expected to be largely out of view due to the rolling terrain of the site. The new structures will meet the County’s minimum setbacks.

**Impacts**

2.1 a, b, and c: The Proposed structures will have an agricultural look to them, setback 60-feet or more from Quail Canyon Road. The Project will not substantially degrade the visual character or quality of its surroundings and is not located with a State Scenic Highway. Therefore, the Project would result in **a less than significant** impact.

2.1 d: The Project will provide exterior lighting which could cause unwanted glare during the nighttime. To minimize unwanted glare impacts, exterior lighting shall be shielded and oriented away from existing residences and the street consistent with the County Zoning Code.

**Mitigation Measures AESTHETICS-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.

Although the proposed project would contribute to nighttime lighting, it would be a minor contribution to the existing nighttime lighting in the area. Therefore, this impact is considered **less than significant** light and glare impact with mitigation.

**2.2 Agriculture and Forestry Resources**

Checklist Items: Would the project

	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g))?	<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"/>
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use 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 is not under Williamson Act contract.

**Impacts Discussion**

22 a – e: The property is not under Williamson Act contract and will therefore not conflict with County Williamson Act guidelines. Horse boarding or Public Stable is a conditional use in the Agricultural Zoning District. The project will not result in the loss of forest land. **No impacts** would result to agricultural uses.

**2.3 Air Quality**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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 portions of Solano and Yolo Counties. Projects in this district are subject to the YSAQMD rules and regulations in effect at the time of construction.

**Impacts Discussion**

2.3 a, b and c: The Project has the potential to generate emissions during both construction activities and vehicular traffic to and from the site. However, the construction of the proposed project does not have the potential to violate ambient air quality standards and the additional vehicular traffic is minimal

(see Traffic Section); Nonetheless the Yolo Solano Air Quality Management District recommends that projects include the following measures.

**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-foot 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.

With the mitigation, impacts to air quality are considered to be **less than significant**.

2.3. d: Horse manure may create objectionable odors. Because offensive odors rarely cause any physical harm, there are no requirements for their control included in federal or state air quality regulations. The project will be required to maintain an Manure Management Plan enforced by Environmental Health Division. The Manure Management Plan shall include all measures that will be employed to prevent the generated manure from attracting flies, rodents, and other disease vectors. An outside vendor will collect and dispose of the waste offsite, therefore, the project will result in a **less than significant** odor impact.

**2.4 Biological Resources**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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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"/>

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### **Environmental Setting**

A Biological Constraints Report was prepared by Sequoia Ecological Consulting Inc., in March 2022. Biological resources include both common and sensitive plant and wildlife species.

The project site is located in a complex of shallow valleys and rolling foothills. The project site is relatively flat near Quail Canyon Road. The project site is characterized as highly disturbed due to recent wildfires, historic agricultural use and development.

Sequoia conducted surveys on the project site on January 21, 2022. Surveys involved a search of habitat types and recording all plant and wildlife species observed. Consecutive transects were traversed at approximately 30-foot intervals throughout the project site to determine if habitat was present for the foothill yellow-legged frog, California red-legged frog, and western pond turtle.

One wet, unnamed tributary to Pleasants Creek flows east through the project site. There are two seasonal ponds. An approximately 2-acre pond is located near the southern property boundary just west of Quail Canyon Road. At the time of the survey, a wet inlet flowed east into the pond and no outlet was present. The second pond is the larger and located immediately south of the unnamed tributary flowing east through the property. This pond is approximately 5-acre in size. Based on aerial maps the ponds are dry at times during the year.

Culverts exist underneath onsite roads that cross aquatic features on the project site.

Before the fire, the project site was dominated by oak woodland. After the fire, approximately 4 percent of the trees remain.

The following sensitive species are known or have the potential to occur in the area:

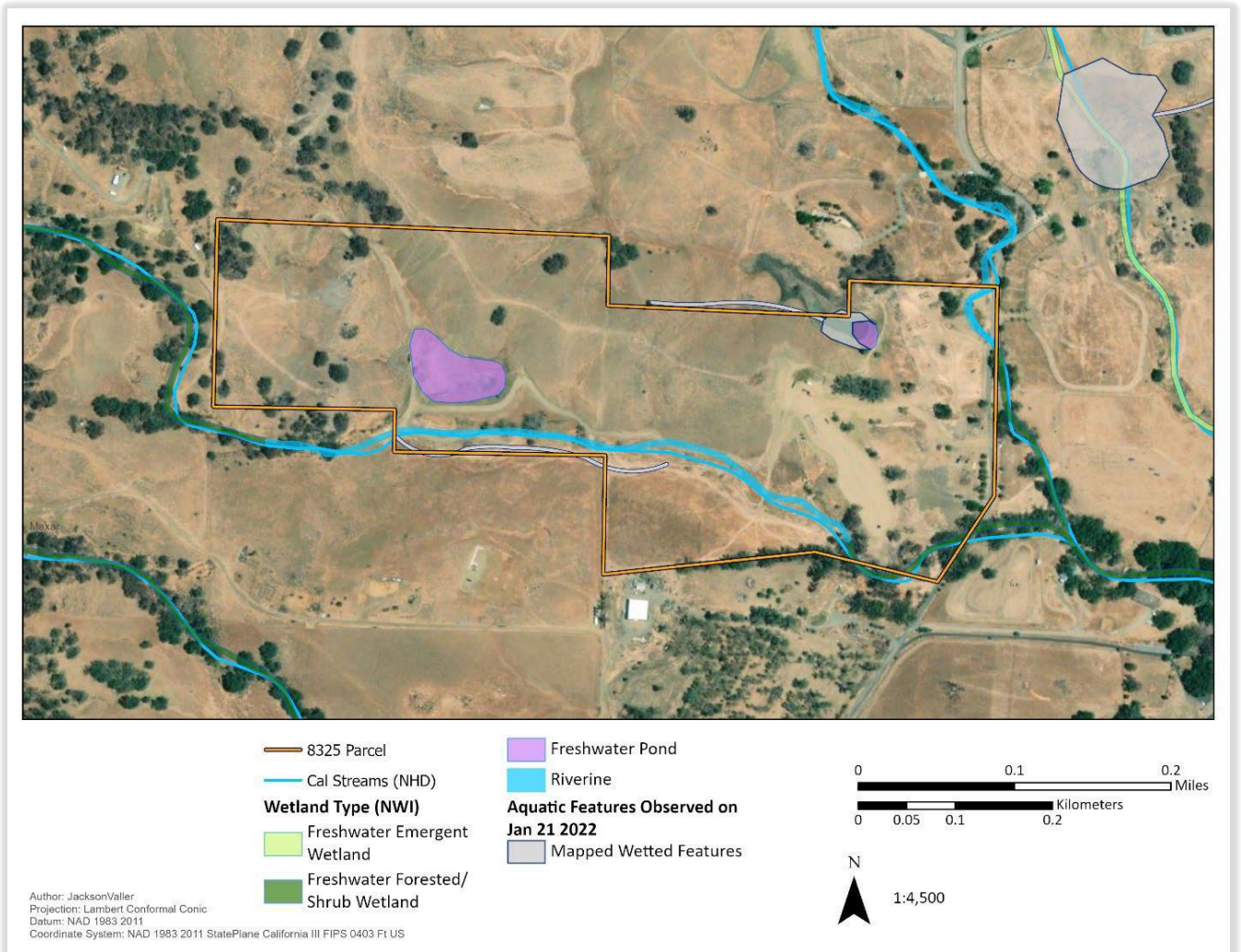
***Foothill Yellow Legged Frog:*** The biological resources study identifies the potential for the Foothill yellow-legged frog which is known from one California Native Diversity Data Base (CNDDDB) occurrence within three miles of the project site. This occurrence is located 1.65 miles to the west of the project site in Cold Canyon Creek which was observed in 2016. However, according to Sequoia, the aquatic features onsite are not consistent with Yellow Legged Frog habitat. The tributaries do not flow consistently. There is also lack of rocky and cobble substrate required for breeding. The drainage within the project site could provide dispersal or non-breeding habitat but lack the primary and breeding habitat within proximity to the project which precludes the likelihood of use of the site by the species.

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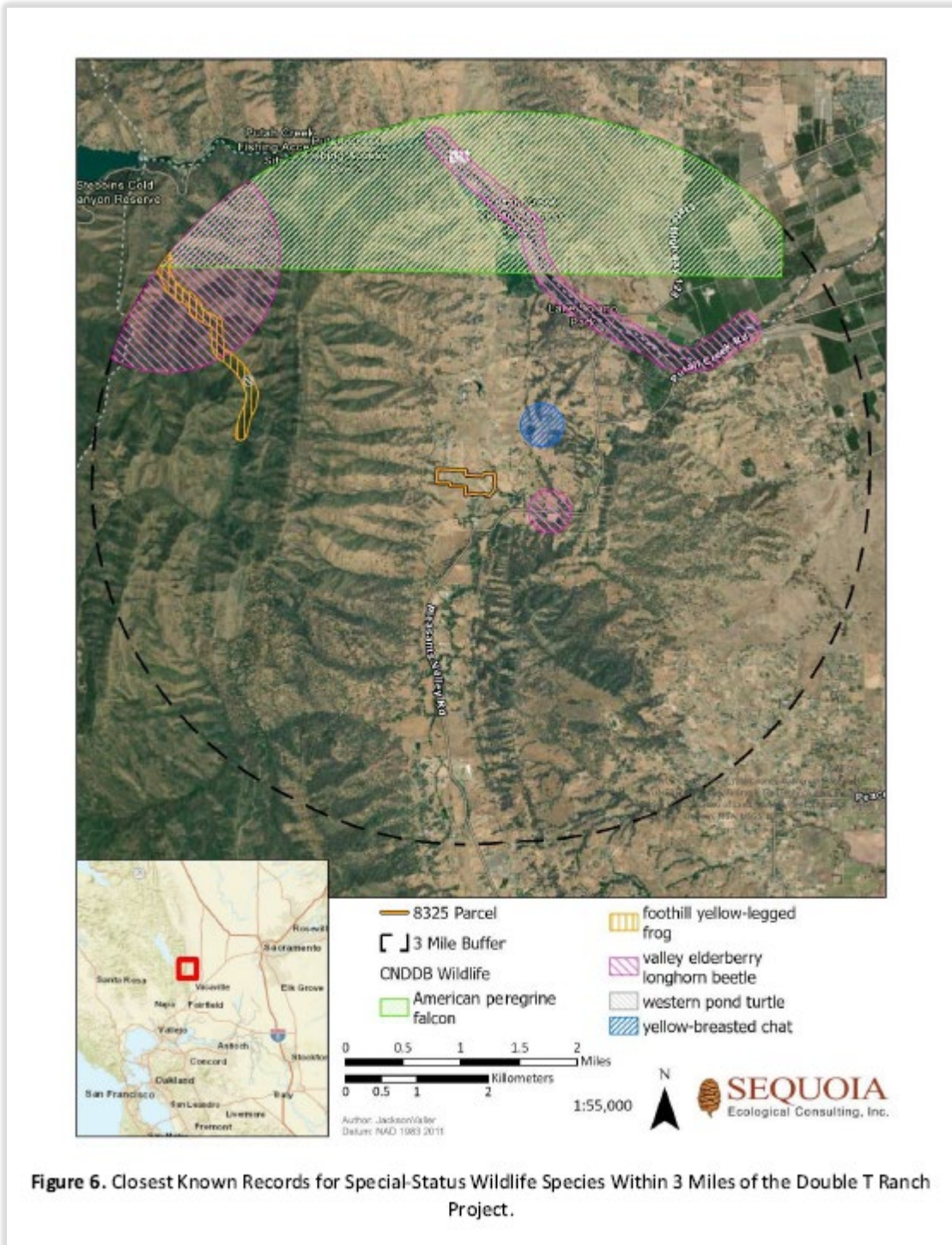


**California Red-Legged Frog:** The site provides potential habitat for the California red-legged frog, however, the nearest known occurrence is outside the project site's 3-mile survey area. The closest occurrence dates to 1983 and is located approximately 5.9 acres southwest of the project site. Therefore, it is unlikely to occur on the site.

**Figure 3. Onsite Water Features**



**Figure 4. Special Status Species in Proximity to the Project Site**



**Figure 6. Closest Known Records for Special-Status Wildlife Species Within 3 Miles of the Double T Ranch Project.**

*Western Pond Turtle:* The western pond turtle is a California Species of Special Concern (CDFW 2022) and is the only freshwater turtle native to greater California. The western pond turtle is known from one CNDBB occurrence within three miles of the project site. This 2006 occurrence is located

approximately 1.75 miles to the west. Suitable aquatic habitat exists within the ponds and potentially within nearby drainages and streams.

### **Impact Discussion**

Swainson's Hawk foraging habitat: The grasslands on the subject property are highly disturbed 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.

2.4a: Impacts to special status species would be potentially significant. The CNDDDB indicates that there is a potential for raptors or other migratory birds in the area. Trees on the property and nearby provide suitable nesting sites. Construction activities could cause disturbance to protected birds and therefore the following mitigation is recommended to minimize impacts to **a less than significant** level.

### **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.

2.4 b and c: Although potential habitat occurs within 3 miles of the project site, no suitable breeding habitat was observed in or adjacent to the project site, therefore impacts to foothill yellow legged frog **are less than significant.**

Although potential habitat occurs on the project site, no suitable breeding habitat was observed in or adjacent to the project site and does not provide much upland habitat due to lack of animal burrows. Further, no site work would occur to the ponds as a result of the project, therefore, impacts would be **less than significant.**

Aquatic features are not expected to be disturbed during construction activities on site. However upland habitat adjacent to the ponds and the perennial stream may support nesting western pond turtles. Mitigation is included such as focused pre-construction surveys and exclusion fencing would reduce impacts to a **less than significant level with mitigation.**

### **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.

2.4 d: The project will not interfere with any native resident or migratory fish or wildlife species or impeded the use of native wildlife sites. **No Impact.**

2.4 e and f: The project does not propose removal of any trees. In addition, 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.**

**2.5 Cultural Resources**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input 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**

There are no structures currently onsite and no known cultural resources.

**Impact Discussion**

2.5 a b and c: The project will not cause substantial adverse change to historical resources. There are no known archaeological resources on the site, and no known human burials. However, in the event that unanticipated cultural resources are encountered the following Mitigation Measure is included:

**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 Yocha 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.

Cultural Impacts would be **less than significant with mitigation.**

## 2.6 Energy

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

### Environmental Setting

The Applicant is proposing a net zero project including solar electricity production (solar panels on five buildings), solar building orientation and building materials designed to reduce carbon use.

### Impact Discussion

2.6a: The project is being designed to reduce energy demand and will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The project has been designed to be a “Net Zero” facility that includes energy efficient components such as solar panels, building placement to take advantage of solar shading and use of materials that cut down on carbon use. **No 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. **No significant impacts** are anticipated.

## 2.7 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Environmental Setting**

According to the General Plan Public Health and Safety Element, the site is not located within an Alquist-Priolo Fault Zone but could be subject to high seismic shaking. In addition, the property is identified within an area that could be most susceptible to slope hazards related to potential landslides (Area 4) and moderate shrink swell potential. The area is located in a very low liquefaction potential area.

### **Impacts Discussion**

2.7 a (1-4): the site is not located within a known earthquake fault. However, to address potential hazards, a geotechnical report prepared by a licensed profession will be required prior to the issuance of building permits. Compliance with Building Code requirements will minimize impacts to a **less than significant** level.

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

2.7. c: The Project will be designed in conformance with the County's Building Code and will require a Geotechnical Report prepared by a licensed professional prior to issuance of building permits. Compliance with the Building Code requirements will minimize impacts to a **less than significant** level.

2.7 d: The buildings will be designed in conformance with the County Building Code and a Geotechnical Report and foundation and structural engineering designed to prevent impacts on or offsite landslides, lateral spreading, subsidence, differential settlement, liquefaction and other hazards would reduce impacts to a **less than significant level**.

2.7.e: The existing septic system will be designed in conformance with the County’s sanitation requirements, capable of supporting the proposed use. **Less than significant** impacts are anticipated.

2.7f: No unique paleontological resources or unique geologic features have been identified onsite. **No impacts** are anticipated.

**2.8 Greenhouse Gas Emissions**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 would generate less than 68 average daily trips per day (refer to traffic discussion below) and therefore, would not have a significant impact on greenhouse gas emission (GHG). **Less than significant** impact.

2.8b: The Project will not conflict with any goals or policies of the Solano General Plan policies which are intended to reduce or indirectly reduce GHG emissions. No would the Project conflict with the County’s adopted Climate Action Plan. **Less Than Significant** Impact.

**2.9 Hazards and Hazardous Materials**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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### **Environmental Setting**

The Project site is not listed on any hazardous materials lists and is not proposing the use of hazardous material. Further, the Project site is not located in a local land use compatibility plan area for airports.

### **Impacts Discussion**

2.9 a-c: The Project would not transport, use, or dispose of substantial amounts of hazardous materials. Further, the Project is not located within one-quarter mile of a school. Therefore, the Project will have **No Impact**.

2.9 d: The Project is not a designated hazardous material site as defined in Government Code 65962.5 **No Impact**.

2.9e: The Project is located within the Travis Air Force Base Airport Influence Area, Zone E, however, the Project is consistent with the compatibility plan and does not propose any hazards to flight. The Project is outside the Nut Tree Airport, Airport Influence Area and not within two miles of a public airport. **Less Than Significant Impact** are anticipated.

2.9f-g: The Project is located in a high fire severity area and within the Cal Fire State Responsibility Area (SRA). (see Fire section below). The Applicant has prepared an Emergency Action Plan, to identify what to do in an emergency and is implementing onsite measures (water tank and tanker truck) that will be available to protect the neighborhood in the event of a fire. With the Emergency Action Plan the project would result in a **less than significant impact**

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## 2.10 Hydrology and Water Quality

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements 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 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"/>
1) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
4) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 will utilize onsite septic system to handle wastewater discharge and will be designed to accommodate the Project. The onsite well will provide public water supply. It 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 a floodplain subject to inundation by seiche, tsunami or mudflow.

### Impact 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 (1-4): The project does not alter any creeks, streams or rivers, therefore drainage impacts would result in no impact (flood hazards, or impede flood flows, or conflict with a water quality control plan). Construction activities could lead to erosion or siltation. 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.

The septic system and water system will be permitted by the Environmental Health Division and will be subject to inspections for compliance with waste discharge or water quality standards. **Less than Significant impact** are anticipated.

### 2.11 Land Use and Planning

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 rural large-scale ranches and designated Agriculture by the Solano County General Plan and within the Exclusive Agricultural --acre zoning district (A-160).

### Impact 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

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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 in the vicinity of the Project site.

### Impacts Discussion

2.12.a and b: No known mineral resources exist on the site. **No Impact.**

## 2.13 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Horse stable activities will include covered and uncovered riding areas which are not expected to generate significant noise sources. Existing residences are located approximately 500 feet from the Project site.

**Impact Discussion**

2.13 a: No horse shows are allowed, and no public address (PA) system is proposed. Table HS-3 of the Public Health and Safety Chapter of the General Plan indicates that acceptable day time noise levels for sports arenas and outdoor events of more than 75 dBA during the daytime is acceptable. However, outdoor noise levels that exceed 60 dBA are generally considered inappropriate in residential areas, particularly during the hours between 7 p.m. to 10 p.m. In this case, riding activities are not expected to generate noise levels above 60 dBA at the property line because no horse show or public spectator events would be allowed. Further, visiting hours are proposed one hour before sun rise and one hour after sunset so that activity will be limited to mainly daytime hours. Therefore, impacts are expected to be **Less than Significant**.

2.13.b Given the location within a canyon it is expected that construction noise will be heard by nearby residences. However, construction noise will be temporary in nature and would not cause excessive ground borne vibration or noise levels. The impact is considered **Less than Significant**.

2.13.c: The Project is located within Compatibility Zone E according to the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as referenced on Figure 2B of the LUCP. The project is 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**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 site previously contained one housing unit that burned down in the fires. Per state law the site can accommodate one primary residence and an accessory dwelling unit.

**Impacts Discussion**

2.14a: The Project does not substantially induce population growth or construct infrastructure that could induce population growth. A caretaker’s unit is proposed and is allowed by right. **No Impact**.

2.14.b: The Project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact**.

## 2.15 Public Services

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

### Environmental Setting

The Project site is served by the Cal Fire District and Solano County Sheriff's Department. No schools or parks will be affected.

### Impacts Discussion

2.15.a (1-2): The Project will not result in 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. No impacts to schools would result from the project. **Less than Significant impact**

As part of the project the applicant has prepared an emergency response plan (see wildfire section below)

2.15.a (3-5): The project will not result in increased demand for services. The Project will not generate demand for school services, parks or other facilities. **No Impact.**

## 2.16 Recreation

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- 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?

**Environmental Setting**

No parks are located adjacent to the project site, although the Putah Creek State Wildlife Area and Lake Solano County Park are located several miles to the north.

**Impact Discussion**

2.16.a and b The Project will not increase the use of neighborhood or regional parks or other recreational facilities. No parks are adjacent to the project site. While it is expected that horse riders will utilize trails in the vicinity of the proposed project, these are private lands. **Less than significant Impact**

**2.17 Transportation**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Vehicle Miles Traveled (VMT) § 15064.3, subdivision (b) Criteria for Analyzing Transportation Impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

As part of the Project, Abrams Associates, Traffic Engineers, conducted a Transportation Impact Analysis. The following is based on the traffic study.

The Project is in the vicinity of State Route 128, Pleasants Valley Road and Quail Canyon Road.

- State Route 128 is located north of Quail Canyon Drive and is a two lane generally east-west route that extends east from the Town of Geyserville through the Napa Valley where it eventually terminates at Interstate 5 just east of the city of Winters.

- Pleasant’s Valley Road is a two-lane rural collector road that extends south from State Route 128. Pleasants Valley Road extends along the outskirts of the City of Vacaville and terminates at Cherry Glen Road to the south.
- Quail Canyon Road is a two-lane local roadway that extends north from Pleasants Valley Road to a dead end to the north. The roadway primarily serves rural residential and agricultural uses in the area.

**Transit Service**

Solano County Transit and Yolo County Transportation District provide service adjacent to the area, however, there are no fixed route bus services operating near the project site.

**Impact Discussion**

The following table shows the estimated number of trips that the Project would generate. During the morning and evening commute hours.

**Table 1  
 Project Trip Generation Calculation**

Land Use	Size	ADT*	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Horse Boarding/Training Trips per Horse		1.40	0.06	0.00	0.06	0.11	0.15	0.26
Project Trip Generation	48	67	3	0	3	5	7	12

Note: \* ADT=Average Daily Trips.

**Table 2  
 Existing Intersection Level of Service Plus Project Conditions**

	Intersection	Control	Peak Hour	Existing Delay	Existing LOS	Existing Plus Project	Existing Plus Project LOS
1	State Highway 128 & Pleasants Valley Road	Side street stop	AM PM	9.1 10.0	A B	9.1 10.1	A B
2	Pleasants Valley Road & Quail Canyon	Side street stop	AM PM	8.6 8.8	A A	8.6 8.9	A A

The traffic study also analyzed cumulative traffic conditions including existing conditions and incremental growth included in the County’s traffic model. The analysis also assumes build out of the applicant’s other properties with up to 121 horses for boarding and care. In addition, there is a public stable with horse shows on Pleasants Valley Road (Pleasants Valley Riding Arena). The result of the analysis indicates that the project would not have a significant cumulative transportation impact. All level of service would remain the same. **Less Than Significant impact.**

2.17 a: The project is located in a rural area and does not conflict with any adopted plan. The project would not result in degradation of the level of service (or a significant increase in delay) on any roadway segments currently being utilized by bus transit in the area and would not increase ridership beyond existing capacity. As such, no significant impacts to bus transit will occur. In addition, the proposed project would not significantly impact or change the design of any existing pedestrian facilities and would not create any new safety problems for pedestrians in the area. The project will add some bicyclists in the area, but the volumes added would not be expected to significantly impact any existing bicycle facilities. In relation to the existing conditions, the proposed project would not cause substantial changes to the pedestrian or bicycle traffic in the area and would not significantly impact or require changes to the design of any existing bicycle or pedestrian facilities. **No impact.**

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 about 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 Abrams and Associates, Traffic Consultants, the project’s peak hour would only generate 19 vehicles exiting and entering the property on average during peak times which is insignificant. Additionally, the project will generate less than 110 ADT (The Project results in 67 average daily trips). **Less than significant impact.**

2.17c: According to the traffic study, the project site would not result in any internal site circulation or access issues that would cause a traffic safety problem or any unusual traffic congestion or delay. The land use plan for the proposed project would include entrances on Quail Canyon Road. As part of the Project improvements will be made to a .7 stretch of Quail Canyon Road that will ensure that emergency vehicle access is adequate. All lane widths within the project would meet the minimum width that can accommodate an emergency vehicle; therefore, the width of the internal roadways would be adequate. Project traffic would not result in any significant changes to emergency vehicle response times in the area. Therefore, subject to approval from the County and the fire department, the development of the proposed project would result in a **Less than significant impact.**

2.17d: The Project will provide improvements as required by Solano County Public Works for a .7-mile portion of Quail Canyon. This will ensure that adequate emergency access can be maintained. In addition, the Applicant has prepared an emergency response plan in the event of an emergency. The Project is being designed to address potential wildfire risks (see wildfire section below). Onsite water truck, and ponds will be available to fight fires in the neighborhood. Patrons would not be allowed to leave with trailers in the event of a fire. The project will not result in inadequate emergency access. **Less Than Significant Impact.**

**2.18 Tribal Cultural Resources**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



1) 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"/>
2) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 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**

The Project site has previously been disturbed. A house used to be present on the site and the site had cattle grazing in the past. It has been subject to wildfires which impacted existing vegetation. No cultural resources are known to be on the site. Consistent with Tribal Consultation requirements Solano County requested consultation. The Yoche Dehe Wintun Nation representatives met with the applicant for a site visit on December 6, 2022.

**Impact Discussion**

2.18a (1), (2): No tribal or historical resources have been identified on the subject site. However, in consultation with the Yoche Dehe the following mitigation measures are included to ensure that impacts remain less than significant:

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

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.”

**2.19 Utilities and Service Systems**

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

relocation of which could cause significant environmental effects?

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 management and reduction statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Environmental Setting**

Waste generated by the horses will be collected by a vendor and disposed of offsite.

**Impact Discussion**

2.19a: The project will require the construction of onsite utility facilities. However, well and septic systems and the extension of electrical power, will not result in a significant expansion of utilities. **Less than significant** impact.

2.19b: HydroScience prepared a Water Demand Study (January 22, 2024). For potable water, per a subscription agreement with the Solano Irrigation District (SID), the property is supplied a maximum of 670 gallons per day (GPD) for potable water use. The Quail Canyon public water system is one of the SID's small rural public drinking water systems and operates from a well as its single source of water. SID is currently in the process of designing and construction a new well and pipeline to tie into this system.

In addition to the potable water supply, the site also generates non-potable water from an existing well. The well has a 5.5-inch diameter casing, drilled to a depth of 83-feet below ground surface (BGS). The most recent water level reading on the well put static water levels at 19-feet BGS. According to HydroScience, the existing well will supply water at a constant rate of 1.4 gpm or 2,075 gallons per day. With 48 horses on site, peak daily non-potable water demands for livestock equals 2,520 gallons per day.

**Table 3**

Use	Daily Demand in Gallons
Livestock	960
Cleaning and Stall Sanitation	1,560
Total Daily Demand	2,250

Use of the well for the project, according to HydroScience, would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. **Less than significant Impact.**

The project will utilize SID water for potable use and onsite domestic water well for non-potable use for livestock and the private septic system. Potable water use shall be limited to 670 gpd, and landscaping use of potable water shall be prohibited. **Less than significant impact**

2.19c: Reference (a) above. No offsite wastewater system will be required. **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 impact.**

## 2.20 Wildfire

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

## Environmental Setting

The property is located within the State Responsibility Area (SRA) currently designated of moderate risk, designated by Cal Fire and within the Vacaville Fire Protection Service District. SRA is a legal term where the state government is responsible for wildfire response. In addition, the project is within the Vacaville Fire Protection District (Figure 2.17 Solano County fire agency boundaries of the Wildfire Protection Plan).

CAL Fire is responsible for initial response within SRAs. Dispatch, coordination and logistical support is provided via the St. Helena Emergency Command Center, which operates under the Northern California Geographic Coordination Center.

During an active event the Sheriff's Office supports the Emergency Operations Center and is the lead agency for the Evacuation Movement Unit, which means they are responsible for the overall evacuation and movement of citizens throughout the operational area. Specifically, they:

- Pre-identify evacuation routes and assembly points for evacuees.
- Facilitate the movement of emergency vehicles.
- Use loudspeakers on field vehicles to alert those in the immediately threatened areas.
- Coordinate the routes for movement of motorists toward designated/safe evacuation routes.
- Control and monitor primary routes and area access.

The Vacaville Fire Protection District covers 135 square miles with two stations in Vacaville, one in Elmira and one in Winters. It includes wildland and structural fire suppression, emergency medical services, prevention, hazmat incidents. It operates a mutual aid agreement with neighboring districts and departments, as well as the CAL OES Mutual Aid Agreement.

The Project was coordinated with the Vacaville Fire Protection District which reviewed the Project Plans. Condition No.43 is included in the Conditions of approval that requires that fire extinguishers shall be mounted in the buildings and be accessible within a 75-foot travel distance.

There are several plans and programs in place to address wildfire risk in Solano County. A brief description of these is found below:

- Animal Care Annex (2017) includes guidance for the needs of livestock during evacuation, sheltering and general care of animals during disasters. It identifies the roles and responsibilities of jurisdictions and agencies during a disaster and provides for a coordinated animal response. Under the Pets Emergency Transportation Standards (PETS) Act, Solano County is responsible for planning and responding to the needs of animals in disasters and will use local evacuation and sheltering resources to every extent possible before requesting outside assistance from Mutual Aid or the State. In addition, all volunteers that respond to the needs of animals during disasters under the direction and control of the County will be registered Disaster Service Workers (DSWs). The sheltering and protection of animals is the primary responsibility of the applicant and/or owners.
  - The Solano County Community Wildfire Protection Plan serves multiple purposes in addressing the risk of wildfires and protecting human life and property.
  - Solano County Multi-Jurisdictional Hazard Mitigation Plan. The purpose is to plan for risk and provide mitigation strategies and activities to reduce or eliminate losses resulting from natural hazards.
  - Solano County Community Wildfire Protection Plan (October 2023) developed in conjunction with federal, state, and local agencies, it includes a Risk-Hazard Assessment to identify the risk of wildfires. Implementation of the Plan is the responsibility of the Solano County Office of Emergency Services (OES). It identifies the project area as being within the Wildland Urban Interface and in a CAL Fire Moderate area for Fire Hazard Severity Zones.
  - California Fire Code (2019) Solano County has adopted the 2019 California Building Code, which includes materials and construction methods for exterior wildfire exposure and standards of quality for fire-resistant buildings (see Cal. Building Codes Chapter 7a (2019)).
-

- Cal Fire Strategic Fire Plan, Sonoma, Lake-Napa Unit (2017) The State Fire Plan provides an analysis procedure to assess fire fuel hazards and risks in order to design and implement mitigating activities. To accomplish this, CAL Fire continues to implement this plan to address:
  - Firefighter and public Safety
  - Hazardous Fuel Treatment
  - Fire Suppression
  - Information and Education and
  - Inter-Agency Cooperation.
- Solano County General Plan Health and Safety chapter contains guidance, policies and programs on disaster preparedness. Policy HS.I-38 requires the County to create and maintain emergency response plans that contain evacuation routes, emergency response strategies, and evacuation guidance.
- The County has established a fire ready webpage that provides an extensive list of resources for wildfire preparedness and response. ([Solano County Office of Emergency Services ArcGIS Hub](#))

As part of the project the Applicant has developed an Emergency Action Plan to identify measures in case of an emergency; including fire, earthquake or other threats. These measures include identifying onsite personnel who will be in charge with their contact information, a warning alarm system, and protocol during an emergency such as meeting location, evacuation procedures and notifying emergency responders.

The Project will provide onsite resources to address fires. A water tank is proposed on-site. In addition, two ponds on site are available to provide water in an emergency if needed. The Applicant maintains a water truck on site that has provided water in recent fires.

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.

Solano County maintains an emergency evacuation zone alert system (Alert Solano). It allows people to quickly identify the status of a zone due to an emergency. The site is located in Zone SOL-2756.

It should be noted that Cal Fire has recently released updated fire severity maps that will be adopted April 1, 2024. The new draft maps would change the property to being located in a very high severity area. This would not change the requirements for the project, which already proposed to build to higher standards. California's WUI building codes (CBC Chapter 7A) apply to the design and construction of new buildings located in High and Very High FHSZs in Local Responsibility Areas.

### **Impact Discussion**

The proposed project has the potential to expose project occupants to wildfire risks.

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2.20a: The proposed project would include the boarding of 48 horses on the site, with public owners who would visit the site. The Project would increase the use of Quail Canyon Road by visitors, employees and delivery personnel. Transportation of horses to the site would involve horse trailers and trucks. Quail Canyon Road is a narrow rural roadway. As part of the Project, improvement of segments of Qual Canyon in the vicinity of the project would be improved by the Project. These improvements would benefit the project and residents in the vicinity. County staff have reviewed the improvements and determined they meet County standards and would not result in a significant impact.

The Emergency Response plan calls for shelter in place of the horses during a wildfire incident. Transport of the horses and associated trailers would not be allowed. Because transport of the horses would not be allowed, and access to the site by the public would be prohibited during an event (and therefore no trailers would be allowed to use Quail Canyon Road), there would not be increased hazards to existing residents in the vicinity during an evacuation event.

The buildings are designed to exceed Building Code standards and would include fire hardening of the structures with upgraded building materials and installation techniques to increase structures resistance to heat, flames, and embers.

While fires are known to occur in the area, the Applicant has taken measures to reduce fire impacts. This includes an onsite water tower, and water tank truck. **Less than significant Impact.**

2.20b: The project site is located downslope of an area known to experience wildfires. The project itself would not exacerbate wildfires. The project is not proposed on steep slopes. The onsite pond and proposed onsite water tower, and tanker truck will reduce wildfire risk not only to the site but would be available to assist the neighborhood during a wildfire incident. Compliance with Fire Safe Regulations and the onsite Emergency Response Plan would minimize impacts to a **less than significant.**

2.20c: As a condition of approval (No. 16) the applicant will be required to maintain a fire break and maintain natural and landscaped vegetation. In addition, as part of the project, a water tank, and a water tanker truck will be located onsite to provide resources in the event of a fire. Condition of approval No. 14 would limit access to the site by the public during designated fire weather or high wind events. **Less than significant impacts.**

2.20d: No risks from flooding including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes is expected to occur. **Less than significant impacts**

## 2.21 Mandatory Findings of Significance

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) substantially degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) substantially reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 
- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Impacts Discussion 2.21a-c: Improvements are proposed to Quail Canyon Road to meet County standards as part of the Project. All access to the site is proposed to occur via driveways onto Quail Canyon Road. According to the traffic study, all of the existing intersections providing access to the project are forecast to have acceptable operations under all project analysis scenarios. Based on a review of the proposed site plan it was determined that the site circulation should function well and would not cause any safety or operational problems. The project site design has been required to conform to County design standards and is not expected to create any significant impacts to pedestrians, bicyclists or traffic operations. 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. No significant cumulative traffic impacts are expected to occur from approved or pending horse facilities in the vicinity. Impacts are anticipated to be **Less than significant if recommended mitigation measures are adopted.**

### 3.0 Agency Coordination and Public Involvement

The Applicant has held a neighborhood meeting to provide information on the project as part of public outreach. Several neighbors have expressed concern over the project including the use, fire risk, impacts to Quail Canyon Road and noise.

#### 3.1 Consultation and Coordination with Public Agencies

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

#### 3.2 Public Participation Methods

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

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

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

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#### **4.0 List of Preparers**

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

##### **Solano County Department of Resource Management**

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#### **5.0 Distribution List**

##### **State Agencies**

Cal Fire  
CA Department of Fish and Wildlife

##### **Local Agencies**

Vacaville Fire Protection District

Yoche Dehe Wintun Nation

#### **6.0 Appendices**

A - Abrams Associates, Traffic Engineers, Traffic Impact Analysis 8325 Quail Canyon Rd Project, Solano County, September 29, 2022.

B - 8325 Quail Canyon Development Plans.

C - Emergency Action Plan, Vacaville Fire Protection District, Double T Ranch, July 15, 2022

D - Geo-Engineering Study, Double T Ranch-Barn, Office, Shop Complex 8325 Quail Canyon Road, September 7, 2023.

E - HydroScience Double T Ranch Equestrian Center Hydrology Study, June 2023.

F - HydroScience Double T Ranch Water Demand Study, January 22, 2024.

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G - LCA Architects, Horse Manure Management Plan Double T Ranch 8325.

H - Sequoia, Ecological Consulting Inc., Biological Constraints Report, March 21, 2022.

I - Yoche Dehe's *Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation*

## **7.0 References**

California Fire Code (2019)

Cal Fire Strategic Fire Plan, Sonoma, Lake-Napa Unit (2017)

HydroScience *Double T Ranch Water Demand Study*, January 22, 2024

Solano County Community Wildfire Protection Plan, November 2023

Solano County Emergency Operations Plan (EOP), January 2017

Solano County Emergency Operations Plan Animal Care Annex, January 2017.

Solano County Emergency Operations Plan, Evacuations Annex, January 2017

Solano County Mult-Jurisdictional Hazard Mitigation Plan, March 2022.

Solano County General Plan Health and Safety chapter, August 11, 2015

Solano County Fire Ready Webpage ( [Solano County Office of Emergency Services ArcGIS Hub](#))