

## RESOLUTION NO. 2025-182

### RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS ADOPTING A MITIGATED NEGATIVE DECLARATION, APPROVING MINOR SUBDIVISION MS-24-02 FOR THE REALIZED DREAMS PROJECT, RESCINDING LAND CONSERVATION CONTRACT NOS. 14 AND 15, AND APPROVING REPLACEMENT LAND CONSERVATION CONTRACT NOS. 1391, 1392, AND 1393.

**Whereas**, the Solano County Board of Supervisors has duly considered, in a noticed public hearing, Minor Subdivision Application No. MS-24-02 by Realized Dreams to subdivide four (4) existing parcels totaling 426± acres, into ten (10) agricultural lots over 41± acres each (MS-24-02), located south of Tremont Road and west of Mace Road, within the unincorporated portion of Solano County, south of the City of Davis; APNs 110-190-090, 110-190-100, 111-070-200, and 111-070-210; and

**Whereas**, the property to be subdivided is designated Agricultural in the General Plan, and is within the Exclusive Agricultural “A-40” zoning district, which allows a range of land uses including residential and agricultural uses; and

**Whereas**, consistent with the Subdivision Map Act and Solano County Code, Chapter 26 (Subdivisions), Section 26-31(a)(4), this application was processed as a minor subdivision requiring a tentative map and a parcel map as each lot created by the subdivision will have a gross area of not less than 40 acres; and

**Whereas**, the Project is part of a proposed family development for five residences, and the ten parcels are proposed to be farmed together with the Project converting more than 342 acres of current cattle pasture to active row crops; and

**Whereas**, the Project is subject to the California Environmental Quality Act (“CEQA”) (Public Resources Code 21000-21189) and the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387); and

**Whereas**, the County, as the lead agency under CEQA, prepared an Initial Study for the Project and determined that the potentially significant effects of the Project could be reduced to a less-than-significant level through implementation of specific mitigation measures, and subsequently prepared a Mitigated Negative Declaration (MND) and mitigation monitoring program; and

**Whereas**, on June 2, 2025, a notice of intent to adopt a Mitigated Negative Declaration (“NOI”) was distributed for 20-day public review and comment period, in accordance with CEQA Guidelines Section 15072 and 15105; and

**Whereas**, the Board of Supervisors has reviewed and duly considered the evidence and analysis presented in the MND, the comments received on the MND and responses to comments, the staff report of the Department of Resource Management, and all testimony and comments regarding the MND at the Board’s public hearing held on August 12, 2025; and

**Whereas**, based on the whole record before the Board, the Board finds that there is no substantial evidence that the proposed Project as designed, conditioned, and mitigated, will have a significant effect on the environment, and the MND reflects the independent judgement and analysis of the County.

**Whereas**, the Board has reviewed the applicant's submittal, and the staff report of the Department of Resource Management, and has reviewed and considered all comments regarding said application at a duly noticed public hearing held on August 12, 2025; and

**Whereas**, after due consideration, said Board has made the following findings regarding said proposal:

- 1. The property is currently under Land Conservation Contract Nos. 14 and 15, first entered August 12, 1968, and is within the Exclusive Agriculture "A-40" zoning district.**

The four existing parcels totaling 426± acres are currently under Land Conservation Contract Nos. 14 and 15, which are proposed to be rescinded and replaced with Land Conservation Contract Nos. 1391, 1392, and 1393 consistent with the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts (Uniform Rules). The purpose of rescinding and replacing Contract Nos. 14 and 15 is to align the contract boundaries with the new legal parcel boundaries for both the Project site and the other legal parcels outside the Project site that are also currently under Contract Nos. 14 and 15.

- 2. The parcels created by the subdivision will be large enough to sustain commercial agricultural production.**

- a. The property contains prime agricultural soils and each of the resulting parcels created by the subdivision will be at least ten acres in size, which is presumed to be large enough to sustain agricultural use (10-acres or greater) under section 66474.4 of the California Government Code.
- b. Each of the resulting parcels will be at least 40-acres in size, which complies with Solano County's Uniform Rules for subdivisions of agricultural land under conservation contracts dating prior to 1977 in the A-40 zoning district.

- 3. The subdivision will not result in residential development not incidental to the commercial agricultural use of the land.**

This finding is satisfied by the presumption described in Section IV (B)(5) of the Solano County Uniform Rules, which states that agricultural parcels maintaining their minimum parcel size under applicable zoning do not constitute a residential subdivision. The proposed parcels are equal to or exceed the 40-acre minimum parcel size required for the Exclusive Agriculture "A-40" zoning district. In addition, development on contracted land requires verification in the form of a supplemental questionnaire to be completed at the time of building permit application. This process ensures that all development is incidental to and compatible with the rules and regulations of the Williamson Act. The predominant land use on the property is currently cattle pasture and is proposed to be converted to active row crops after the subdivision.

- 4. The proposed map is consistent with the Solano County General Plan.**

The General Plan Land Use Diagram designates the Project site as Agricultural and the site is within the Dixon Ridge agricultural region. General Plan Policy AG.P-28 recognizes that agriculture is to be the predominant land use in the Dixon Ridge agricultural region and GP Table AG-3 indicates a minimum lot size of 40 acres is recommended to maintain a farmable unit and to encourage viable agricultural production within the region. The primary use of the site is currently and will remain the practice of agriculture. The Project site is

within the Exclusive Agriculture “A-40” zoning district, where one residential structure per 40-acre parcel is allowed by right.

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

The proposed lot design, farmable area, and access to public roads ensure the optimal usability of each lot for agricultural production, consistent with the Solano County General Plan and Dixon Ridge Agricultural Region.

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

This site has the appropriate combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. As indicated in the A-40 zoning district, one residential unit is allowed per 40-acre parcel, so the proposed Project meets the General Plan residential density and is incidental to the agricultural use.

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

Constructing one single family home per 40-acre parcel is an allowed use by right, consistent with the zoning ordinance.

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

Consistent with CEQA, a MND has been prepared that finds that with mitigation, there will be no significant environmental impacts to fish and wildlife or their habitat. Mitigation is included in the conditions of the Project.

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

Solano County staff have reviewed the Project and determined that the Project is consistent with County standards and will not impact public health.

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

The subdivision will not conflict with any existing easements. As conditions of approval new easements will be recorded for roadway and utilities.

**11. There is no discharge of waste from the proposed subdivision in an existing community sewer system therefore it would not result in, or add to, a violation of existing requirements prescribed by a California Regional water Quality Control board pursuant to Division 7 (commencing with section 13000) of the Water Code.**

Septic service will be provided for wastewater and, therefore, won't conflict with public sewer systems.

**12. The property does not front on a public waterway, public river, or public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.**

There are no public waters in the vicinity of the Project.

- 13. The parent parcels are subject to contracts entered into pursuant to the California Land Conservation Act of 1965 and the proposed lots to be created are consistent with the minimum residential building site requirements under the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.**

The property is currently entered into Land Conservation Contract Nos. 14 and 15, which are proposed to be rescinded and replaced with Land Conservation Contract Nos. 1391, 1392, and 1393, to be consistent with legal parcel boundaries. The subdivision is consistent with the County's Uniform Rules as well as section 66474.4 of the Subdivision Map Act.

- 14. The proposed subdivision complies with the provisions of the County Hazardous Waste Management Plan.**

If hazardous materials are used, the property shall remain current on its hazardous materials submittals to the online California Environmental Reporting System (CERS).

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

The Project site is not located in an Alquist-Priolo Special Studies zone for earthquake hazards and is not subject to mining.

- 16. The Project qualifies for a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) which indicates all potential impacts can be reduced to a less than significant level with mitigation.**

The Department of Resource Management prepared a Mitigated Negative Declaration and Mitigation Monitoring Program for the Realized Dreams Project in accordance with CEQA. The mitigation measures identified in the Mitigated Negative Declaration have been made conditions of approval of the Project and will be implemented consistent with the Mitigation Monitoring and Reporting Program.

**Resolved**, the Solano County Board of Supervisors adopts the Mitigated Negative Declaration for the Realized Dreams Project MS-24-02; and

**Resolved**, the Solano County Board of Supervisors approves the concurrent rescission of Land Conservation Contract Nos. 14 and 15 and replacement with Land Conservation Contract Nos. 1391, 1392, and 1393; and

**Resolved**, the Solano County Board of Supervisors authorizes and directs the Chair to execute Land Conservation Contracts Nos. 1391, 1392, and 1393 upon execution by all property owners of record whose lands are affected by said contracts; and

**Resolved**, the Solano County Board of Supervisors directs Land Conservation Contract Nos. 1391, 1392 and 1393 to be recorded with the Solano County Recorder's Office concurrently with the Parcel Map.

**Resolved**, the Solano County Board of Supervisors approves Minor Subdivision Application No. MS-24-02, subject to the conditions of approval described in Exhibit A, attached hereto and incorporated herein by reference.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on August 12, 2025 by the following vote:

AYES: SUPERVISORS James, Brown, Williams, Vasquez, and Chair Mashburn

NOES: SUPERVISORS None

EXCUSED: SUPERVISORS None



MITCH H. MASHBURN, Chair  
Solano County Board of Supervisors

ATTEST:  
BILL EMLLEN, Clerk  
Solano County Board of Supervisors

By:   
Alicia Draves, Chief Deputy Clerk

**EXHIBIT A  
CONDITIONS OF APPROVAL  
MINOR SUBDIVISION NO. MS-24-02**

General

1. **Tentative Map Expiration.** Pursuant to §26-98.1 of the Solano County Subdivision Ordinance, the conditionally approved tentative parcel map shall expire 24 months from its approval date, August 12, 2027, unless a parcel map is filed with the County Surveyor prior to the expiration. All proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new tentative map.
2. **Tentative Map Extension.** At any time prior to the expiration of the approved tentative map, the subdivider may submit to the Planning Services Division an application for an extension of the 24-month initial period, pursuant to §66452.6(e) of the Subdivision Map Act. A timely filed extension may be granted by the initial Advisory Agency. There shall be no other extensions of the period for the tentative map except as required by §66452.6 or §66453.5 of the Subdivision Map Act.
3. **Modification.** Approval of a minor or major modification of the previously approved tentative map shall not affect the expiration date of the tentative map.
4. **Substantial Compliance.** The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map of APNs: 110-190-090, 110-190-100, 111-070-200, 111-070-210 prepared by Laugenour and Meikle, dated November 14, 2024, except as modified herein.
5. **Indemnification.** By approval of this application, the subdivider and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to the property or persons arising from the approval or exercise of this application. The subdivider shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The subdivider shall reimburse the County for all legal costs and attorney's fees related to litigation based on the approval and/or interpretation of this application. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the subdivider.
6. The Project shall comply with all applicable chapters of the Solano County Code and shall secure all required local, state, regional and federal permits required to operate.

**OPERATIONAL CONTROLS**

7. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts

which constitute a hazard or nuisance to motorist, persons on the property and in the surrounding areas.

**ENVIRONMENTAL HEALTH**

- 8. **Agricultural Chemicals.** The facility shall adhere to all requirements relating to the storage, handling, and use of pesticides, fertilizers, and other agricultural chemicals as described by the Solano County Agricultural Department.
- 9. **Septic.** A declaration shall be recorded with the final map that states the soil testing data submitted to date requires the use of an alternative type septic system for the primary and reserve septic leachfield areas on proposed parcels 1, 2, 3, 4, 5, and 8, and alternative type septic systems with treatment for the primary and reserve septic leachfield areas on proposed parcels 6, 7, 9, and 10. The septic system must be operated, monitored, and maintained in accordance with the standards set forth Solano County Code Chapter 6.4: Sewage Standards.

A standard system may be provided if a future site evaluation demonstrates that a standard system can be installed in compliance with the standards set forth in Solano County Code Ch. 6.4.

- 10. Obtain potable water. A potable water source is required, prior to the issuance of a Building Permit, for residential development.

<b>Action Needed - Environmental Health Division</b>				
<b>COA #</b>	<b>Required to exercise Y/N</b>	<b>Action</b>	<b>When</b>	<b>Verified</b>
9.	Y	Provide septic per the site and soil evaluation.	Prior to submittal of Building Permits	
10.	Y	A potable water source is required in the future for residential development. Obtain well permits as needed.	Prior to issuance of Building Permits	

**BUILDING AND SAFETY DIVISION**

- 11. APNs 0110-190-090, 0111-070-200 & 210 are in FEMA flood zone A. All development in the flood zone shall meet the following: Top of finished floor elevation of the structures must be located three-foot above the highest adjacent grade. Prior to issuing a building permit, a preconstruction elevation certificate is required to establish the minimum finished floor elevation.

A post-construction elevation certificate will also be required for verification prior to final inspection. (Solano County Code, Article V, Section 12.2-50)

COA #	Action Required	When	Date Completed	Verified by
11.	Obtain preconstruction and post construction finished floor elevation certificate	Prior to issuance of a building permit		

**PUBLIC WORKS – ENGINEERING**

- 12. Prior to any improvements, the applicant shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.
- 13. Prior to any improvements, the applicant shall furnish a Stormwater Pollution Prevention (SWPPP) signed and sealed by a Qualified SWPPP Developer (QSD), as the site area exceeds 1 acre.
- 14. A Parcel Map shall be filed with the Solano County Surveyor within 24-months of the approved Tentative Parcel Map. Said Parcel Map shall be prepared by a Licensed Land Surveyor, or a registered Civil Engineer authorized to practice Land Surveying and be filed in accordance with the California Subdivision Map Act and the Solano County Subdivision Ordinance.
- 15. A 5-foot dedication along Tremont Road (County Road No. 86) shall be required to ensure the ultimate half-width of 35-feet for the Public Right-of-Way.
- 16. At minimum, a 60-foot Private Access and Public Utility Easement shall be dedicated for the benefit of Parcels 1, 2, 3, 4, and 5 (Skyview Circle). Adequate easement width shall be provided to contain the necessary improvements, minimum turnaround requirements and meet fire safe standards.
- 17. At minimum, a 60-foot Private Access and Public Utility Easement shall be dedicated for the benefit of Parcels 6, 7, 8, 9, and 10 (Cornerstone Drive). Adequate easement width shall be provided to contain the necessary improvements, minimum turnaround requirements and meet fire safe standards.
- 18. Prior to the recording of the Parcel Map, the new Private Roads shall be constructed in compliance with the Solano County Road Improvement Standards and Land Development Requirements. Improvement plans shall be submitted to Public Works Engineering for review and necessary permits. Said Private Roads shall be at minimum a 24-ft wide paved road with 4-ft graded shoulders.
- 19. If the Private Road(s) improvements are not completed prior to the recording of the Parcel Map, the subdivider shall enter into a Private Improvement Agreement and post security with the County agreeing to complete said improvements prior to the

issuance of a building permit on any the parcels within 24-months. This agreement shall be secured in accordance with Article XI of the Solano County Subdivision Ordinance and a statement shall be placed on the Supplemental Map Sheet.

20. A Private Road Maintenance Agreement for the benefit of Parcels 1, 2, 3, 4, and 5 (Skyview Circle) shall be submitted to the County Surveyor for final review and recorded with the County Recorder concurrently with the Parcel Map.

21. A Private Road Maintenance Agreement for the benefit of Parcels 6, 7, 8, 9, and 10 (Cornerstone Drive) shall be submitted to the County Surveyor for final review and recorded with the County Recorder concurrently with the Parcel Map.

22. The Private Road(s) shall be named and signed. Private Road names shall be approved by the Planning Division and the Private Road Sign installation shall be coordinated with Public Works Engineering.

23. Applicant shall formalize and dedicate Drainage Ditch Easements for the benefit of Dixon RCD over and upon all District facilities that exist under Prescriptive Right.

24. Applicant shall secure written authorization from Dixon Resource Conservation District to realign the drainage facility as shown on the approved Tentative Map to allow for the construction of the Private Road (Skyview Circle).

25. A 10-foot Public Utility Easement for shall be granted for the overhead utility lines along the westerly boundaries of the proposed Parcels 1 & 3.

26. The following notes shall be placed on a Supplemental Map Sheet.

- A grading permit review shall be required prior to the issuance of a building permit for dwellings and/or driveways.
- Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the Public Right-of-Way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.
- Parcels 1 – 5, created by this map are included in a Private Road Maintenance Agreement. Said agreement is recorded as Document Number \_\_\_\_\_.
- Parcels 6 – 10, created by this map are included in a Private Road Maintenance Agreement. Said agreement is recorded as Document Number \_\_\_\_\_.

27. All dedications shall be done through the Parcel Map. Final review of all agreements shall be performed during the review of the Parcel Map.

COA #	Action Required	When	Date Completed	Verified by
26.	Obtain grading permit from PW	Prior to construction		
	Action Required	When	Date Completed	Verified by
26.	Obtain encroachment permit from PW	Prior to construction		
	Action Required	When	Date Completed	Verified by
15-17.	Dedicate public right-of-way and Private Access and Utility Easements	Prior to Map Filing		
	Action Required	When	Date Completed	Verified by
18-21.	Execute private road agreements & construct Private Road(s)	Prior to Map Filing		

**DIXON RESOURCE CONSERVATION DISTRICT**

28. The Applicant shall coordinate with the Dixon Resource Conservation District for any proposed revisions within the existing facilities.

29. Prior to any work being performed within the Dixon Resource Conservation District's facilities, the Applicant shall apply for and acquire an encroachment permit.

**MITIGATION MEASURES**

**30. Note on the Map: Mitigation Measure BIO-1: Worker Environmental Awareness Training.**

- All construction and equipment operators working on the project will complete a worker environmental awareness program training regarding Swainson's hawk, northern harrier, giant garter snake, and northwestern pond turtle.
- A qualified biological monitor will be present to monitor for the presence of giant garter snake and northwestern pond turtle during fill of agricultural irrigation ditches.

- If a giant garter snake or northwestern pond turtle is observed, the biological monitor will have the authorization to stop work in order to allow the individual to vacate the work area on its own. Work shall not resume until the biological monitor has determined the individual has vacated the work area and continued construction would no longer pose a risk to the individual.

**31. Note on the Map: Mitigation Measure BIO-2 Protection of Northwestern Pond Turtle**

- A preconstruction northwestern pond turtle survey shall occur within 14 days prior to construction on or within 500 feet of the agricultural irrigation ditches or agricultural water storage basin. If this species is not observed, exclusionary fencing shall be immediately installed to prevent northwestern pond turtles from entering areas of impact on or within 500 feet of the agricultural irrigation ditches or agricultural water storage basin. If northwestern pond turtle is observed, installation of the exclusionary fencing shall be postponed until after the individual has left of its own accord.
- Following the survey, a report presenting the results of the survey shall be submitted to the County of Solano and applicable regulatory agencies, if necessary.
- The exclusionary fencing shall remain in place until after initial vegetation removal is completed for the excluded area. The integrity of the fence shall be inspected at least once every 14 days. Should the fence be damaged, a qualified biologist shall inspect the fencing either virtually or in person. If compromised, the preconstruction survey shall be repeated as described above.
- The fencing shall be constructed out of plastic weed cloth or construction fabric, shall be keyed into the ground, and shall be supported by stakes and wire mesh, as needed. Fencing shall also be opaque, a minimum three feet in height, and installed with a smooth material such that it cannot be climbed.

**32. Note on the Map: Mitigation Measure BIO-3 Protection of Swainson's Hawk, and Nesting birds, Including Northern Harrier During Construction**

- Should construction commence between March 1 and August 31, a biologist shall conduct a preconstruction survey to identify active Swainson's hawk nests. Surveys shall be conducted within 15 days of the anticipated start of construction and shall be designed and of sufficient intensity to document nesting within 0.25-miles of planned work activities. If a lapse in project-related construction work of 15 days or longer occurs, additional preconstruction surveys shall be required before project work may be reinitiated.
- Construction work (including grading, earthmoving, and operation of construction equipment) shall not occur within a 0.25-mile buffer zone around an active Swainson's hawk nest except when a qualified biologist has confirmed that nesting activity is complete (e.g., young have fledged/are capable of flight/ and have left the nest, or the adults have abandoned the nest for a minimum of 7 days and there is no evidence of re-nesting activity).

The size of nest site buffer zones may be reduced only if all of the following conditions are met:

- i. A site-specific analysis prepared by a qualified biologist indicates that the nesting pair under consideration is not likely to be adversely affected by construction activities (e.g., the nest is located in an area where the hawks are 33 Initial Study and Mitigated Negative Declaration MS 24-02 habituated to human activity and noise levels comparable to anticipated construction work).
- ii. Monitoring by a qualified biologist is conducted during all construction activities for a minimum of 10 consecutive days following the initiation of construction, and the nesting pair does not exhibit adverse reactions to construction activities (e.g., changes in behavioral patterns, reactions to construction noise).
- iii. Monitoring is continued at least once a week through the nesting cycle at that nest. This longer-term monitoring may be reduced to a minimum of 2 hours in the morning and 2 hours in the afternoon during construction activities; however, additional and more frequent monitoring may be required if any adverse reactions are suspected.
- iv. If adverse effects are identified, construction activities shall cease immediately, and construction shall not be resumed until the qualified biologist has determined that construction may continue under modified restrictions or that nesting activity is complete.
- v. If construction activities commence during the general nesting season (February 15 to September 1), a preconstruction nesting bird survey shall be conducted by a qualified biologist on and within 100 feet of proposed construction within 14 days of initiating ground disturbance. If active nests are identified, the qualified biologist shall determine a suitable avoidance buffer based on the needs of the species observed.
- vi. Avoidance measures may include the establishment of a buffer zone using construction fencing or similar, or the postponement of construction until after the nesting season, or until after a qualified biologist has determined the nest is no longer active. Avoidance buffers may vary in size depending on habitat characteristics, project-related activities, and disturbance levels.
- vii. Should work activity cease for 14 days or more during the nesting season, surveys shall be repeated prior to recommencing construction within the general nesting season to ensure birds and have not established nests during inactivity.

### **33. Note on the Map: Mitigation Measure BIO-4 Protection of Giant Garter Snake**

- The Project site is within the USFWS Yolo Basin Recovery Unit for giant garter snake. A pre-construction survey conducted by a qualified wildlife biologist familiar with species shall be conducted seven or fewer days prior to construction on or within 500 feet of the agricultural irrigation ditches. The exclusionary fencing identified in Mitigation Measure BIO 2- for the northwestern pond turtle shall also be designed to exclude giant garter snake

and shall be installed and maintained as described above following confirmation that this species is absent from the work area.

- Following the survey a report presenting the results of the survey shall be submitted to the County of Solano and applicable regulatory agencies, if necessary.

**34. Mitigation Measure CUL-1 Archaeological Alert Sheet and Crew Training.** The project applicant, or designee, shall implement an Archaeological Alert Sheet and Crew Training Program to mitigate the impacts to archaeological resources. The Archaeological Alert Sheet and Crew Training should be prepared and performed prior to any ground- disturbing work at all locations within the project site. This Alert Sheet shall be distributed to all project personnel, including construction – crew and their supervisory personnel, the Project Design Team and the future contractor(s). The Alert Sheet shall contain information regarding potential archaeological resources and the actions to take in the case of inadvertent discovery of cultural resources, including contact protocol and avoidance and minimization measures.

**35. Note on the Map: Mitigation Measure CUL-2 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 a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the project applicant shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared and submitted to the Counties’ Resource Management Planning Manager for review and approval, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate curation facility and used for public interpretive displays, as appropriate and in coordination with a local Native American tribal representative.

**36. Note on the Map: Mitigation Measure HYD-1: Storm Water Pollution Prevention Plan (SWPPP)** is required in California for development projects that disturb one acre or more of land. This requirement is part of the Construction General Permit (CGP). Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sediment Control Plan or SWPPP prepared by a registered professional engineer or Qualified SWPPP Developer (QSD) as an integral part of the grading plan. The plan shall be reviewed and approved by the County prior to issuing a grading permit. The plan shall include all erosion control measures and

BMPs to be used during project construction and operation, including runoff control, sediment control, and pollution control measures for the entire site to prevent the discharge of sediment and contaminants into the drainage system. Post-construction measures include maintenance of the bioretention areas and vegetative landscaping. The plan shall include the following measures, as applicable:

- Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas, and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
- All drainage ways, wetland areas, and stream areas shall be protected from silt and sediment in storm runoff using appropriate BMPs, such as silt fences, diversion berms, and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.
- During construction, all erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15. Construction erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15. The County shall be responsible for notifying construction contractors about erosion control requirements.
- The following Best Management Practices are recommended for inclusion in the SWPPP:
  - i. Grading activities shall be limited to the immediate area required for construction.
  - ii. Temporary erosion control measures (such as silt fences, fiber rolls, staked straw bales, temporary re-vegetation, rock bag dams, erosion control blankets, and sediment traps) shall be employed as needed for disturbed areas. Plastic monofilament or similar materials that could entangle wildlife shall not be used.
  - iii. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods to the extent feasible.
  - iv. Disturbed areas shall be paved, re-vegetated, and/or stabilized following construction activities.
  - v. A spill prevention and countermeasure plan shall be developed that identifies proper storage, collection, and disposal measures for potential pollutants used on-site.
  - vi. Petroleum products shall be stored, handled, used, and disposed of properly in accordance with provisions of the CWA (33 USC §§ 1251 to 1387).

- vii. Construction materials shall be stored, covered, and isolated to prevent runoff loss and contamination of surface and groundwater.
- viii. Fuel and vehicle maintenance areas shall be limited to the impact area. Sanitary facilities shall be provided for construction workers.
- ix. To minimize dust generation during construction, soil will be wet with water prior to ground disturbance as needed.
- x. Generated waste shall be properly disposed of.

## **LAND CONSERVATION CONTRACTS**

37. Prior to recording the parcel map, the applicant shall submit replacement Land Conservation Contract Nos. 1391, 1392, and 1393, fully executed by all property owners of record for those lands covered by said contracts, to the Department of Resource Management. The applicant shall provide any other information required by the Department of Resource Management to confirm record ownership for all covered parcels. Replacement Land Conservation Contract Nos. 1391, 1392, and 1393 shall be recorded concurrently with the parcel map.