

**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

REALIZED DREAM RANCH
File no. MS-24-02 (Minor Subdivision)



Prepared By
County of Solano
Planning Services Division
Resource Management Department
675 Texas Street, Suite 5500
Fairfield, CA 94533

May 2025

**DEPARTMENT OF RESOURCE MANAGEMENT PLANNING SERVICE DIVISION
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.

Project Title:	Realized Dreams Ranch Subdivision
Application Number	MS-24-02
Assessor Parcel Numbers	APN: 110-190-09, 110-190-10, 111-070-20, 111-070-21
Project Sponsor's Name and Address	Grant Guerrieri 44130 Country Club Drive El Macero, CA 95618

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: Mathew Walsh, Principal Planner
675 Texas Street, Suite 5500
Fairfield, CA 94533

- ☐ SUBMIT COMMENTS VIA EMAIL TO: MWALSH@SOLANOCOUNTY.GOV
- ☐ SUBMIT COMMENTS BY THE DEADLINE OF: **JUNE 21, 2025**

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 the 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.

Date

5/30/25

Mathew Walsh
Mathew Walsh
Principal 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.

4/19/25

Date



Grant Guerrieri

Project Applicant

Organization of this Report

This document was prepared to meet CEQA requirements for the analysis of the project. Chapter 1, *Introduction*, provides an introduction and describes the purpose of the project and the organization of the report. Chapter 2, *Proposed Project*, describes the proposed project. Chapter 3, *Evaluation of Environmental Impacts*, describes the environmental setting and the environmental impacts associated with the project. The following resource areas are included based on Appendix G (Environmental Checklist Form) of the State CEQA Guidelines:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

INTRODUCTION:

The Solano County Department of Resource Management provides the following analysis 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.

Per the California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), this Draft Initial Study (IS) has been prepared as documentation for a Mitigated Negative Declaration (MND) for the proposed subdivision of an existing four (4) parcels totaling 426± acres, into ten (10) agricultural lots, over 41± acres each (see table 1). The subdivision proposes dedicating five feet along Tremont Road, to ensure the ultimate half-width of 35 feet for the Public Right-of-Way and a 60-foot Private Access and Utility Easement for the access of all ten (10) parcels. If the subdivision is approved, it will allow for

the construction of five (5) new single-family homes to support commercial agricultural uses, in two phases. It should be noted that an additional five homes could be built once the subdivision is approved (one home on each parcel per the zoning code), but the applicant is only proposing five homes.

This Draft IS/MND includes a description of the Project; the location of the Project site; an evaluation of the potential environmental impacts of Project implementation; and a written statement that an Environmental Impact Report (EIR) is not required because the project will not have a significant adverse impact on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the County of Solano is the Lead Agency for the Project. As the Lead Agency for this private project, the County of Solano has the principal responsibility for approving this project and its accompanying environmental documentation. In addition to addressing the potential environmental impacts that would result from the Project, this Draft IS/MND serves as the primary environmental document for future activities associated with the Project, including discretionary approvals requested or required for Project implementation.

SECTION 1.0: ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

1.1 Project Location

The project site encompasses approximately 426 acres located at 8330 Tremont Road, within unincorporated Solano County. It is located southwesterly of the City of Davis. The Yolo County line is located 2,720 feet to the east, including Yolo County's Grassland Park.

1.2 ENVIRONMENTAL SETTING:

The project site currently consists of farmland and livestock grazing areas. Along Tremont Road, approximately 71 acres are farmed as row crops. The remaining 349 acres are being used as grassland for cattle grazing.

There are three groundwater wells used to irrigate the site.

A 14-acre agricultural stock pond is located within the project area. The pond has been used as a temporary storage basin for irrigation water.

The existing site drains into two Dixon Resource Conservation District (DRCD) drainage ditches. As part of the project a drainage ditch will be realigned. Approximately 2,000 feet of Lateral E will be rerouted to allow construction of the five residences. The ditch will be moved to the west, along the east edge of the existing irrigation pond. The previous ditch had culverts located on the north and south end. These culverts will be removed.

Currently, the site is used for cattle pastures, with dirt roads, a stock pond (14.5 acres), vegetated and unvegetated irrigation ditches, and canals. It is composed primarily of non-native perennial grassland, ranging from 25 feet above sea level to the east, sloping up to 33.5 feet above sea level to the west, and adjacent to active agricultural fields to the west and

north with the Tremont Cemetery. The surrounding Land Uses and Zoning are detailed in the table below (1.3.2).

Surrounding General Plan, Zoning, and Land Uses

Property	General Plan	Zoning	Land Use
North	Exclusive Agricultural	A-40	Farmland/Agricultural
South	Exclusive Agricultural	A-40	Farmland/Agricultural
East	Exclusive Agricultural	A-40	Farmland/Agricultural
West	Exclusive Agricultural	A-40	Farmland/Agricultural

1.2 PROJECT DESCRIPTION:

Under CEQA Guidelines Section 15125, the Project Description is required to identify the existing baseline physical conditions. For this project, the baseline conditions include all existing development and the current parcel configuration. The applicant requests a Minor Subdivision of existing four (4) parcels totaling 426± acres, into ten (10) agricultural lots, over 41± acres each (See table 1).

The project will convert more than 342 acres of current cattle pasture to active row crops. The subdivision is part of a proposed family compound for five residences, and the ten parcels are proposed to be farmed together.

Owner/Family Living Quarters

No existing residential uses are on the site. The applicant proposes to develop five owner/farmer residences on the five northerly parcels. There are no plans to build anything on the remaining five parcels. The residences will be clustered to maximize the agricultural potential of the site.

One new well for each residence would be installed for potable use for a total of up to five new wells. Each residence will also have an associated septic tank and leach field.

Agricultural uses will continue to be the primary use on all of the parcels.

The project includes grading, new driveways, and an encroachment permit for proposed roadway improvements, drainage systems, and filling and relocating irrigation ditches and canals. The project site is located within a 100-year floodplain so the proposed five residential lots would be built up to elevate finished floor elevations above the floodplain. Thus, some import of fill may be necessary, although the existing stock pond used for previous cattle grazing is no longer needed. This stock pond was created above ground with berms. The stock pond may be removed, and the berms may be used to provide fill.

In order to accommodate the housing configuration, a portion of an existing manmade agricultural irrigation ditch would be re-aligned, and an existing culvert would be removed. A total of approximately 1,950 linear feet of the existing irrigation ditch would be filled and a corresponding 3,183 linear feet of new irrigation ditch would be installed.

The applicant proposes a phased soil improvement program to transition the land from cattle to lands suitable for high value row crops. This includes strategies like organic matter incorporation, gypsum applications, and advanced drainage systems to enhance soil fertility and productivity.

Access

The subdivision will dedicate five (5) feet of right-of-way along Tremont Road, to ensure the ultimate half-width of 35 feet for the Public Right-of-Way and a 60-foot internal Private Access and Utility Easement for the access of all ten (10) parcels.

Access to the project site would be provided by a proposed paved access driveway off Tremont Road. The access driveway would be shaped into a cul-de-sac format to provide vehicle access to the proposed driveways for each residence.

TABLE 1:

PROPOSED PARCELS

Parcel 1	42.07± acres	Parcel 6	46.92± acres
Parcel 2	42.05± acres	Parcel 7	46.94± acres
Parcel 3	42.18± acres	Parcel 8	41.80± acres
Parcel 4	42.07± acres	Parcel 9	41.11± acres
Parcel 5	42.06± acres	Parcel 10	41.81± acres

Upon approval, the subdivision will allow for the future construction of ten (10) new single-family homes and ongoing commercial agricultural uses by creating ten parcels. It should be noted that the applicant is only proposing five homes at this time. The site is zoned Exclusive Agriculture A-40 with minimum parcel sizes of 40-acres. All proposed parcels will range from 41 to 46-acres in size, consistent with the minimum zoning requirements.

The project includes new landscaping. Development of each of the residential use lots would require a domestic well and septic tank with accompanying leach fields. While not proposed, an additional 5 homes could be constructed on the other five remaining agricultural parcels.

Impacts may include impacts resulting from construction of access improvements, and residential and accessory structures on the newly created lots, as well as grading and drainage improvements.

To achieve the necessary grading for roadways, building pads, and associated infrastructure, soil materials will be sourced through a combination of methods as determined during project implementation. These methods may include, but are not limited to, on-site reallocation of existing soil, potential import of fill material, and utilization of available earthen features within the property boundaries. All earthwork activities will be conducted in accordance with

applicable regulations and best management practices to ensure site stability and proper drainage.

Williamson Act Contract

At present, the entire project site is under land conservation contract (Williamson Act Contract). Specifically, Williamson Act Contracts 14 and 15 cover the proposed subdivision properties, as well as multiple other non-contiguous properties under different ownership. As part of this project, Williamson Act Contracts 14 and 15 will be rescinded and replaced with three new Williamson Act Contracts: (1) a standalone Williamson Act Contract for the new subdivision parcels; (2) a Williamson Act Contract covering those other parcels previously under Contract 14; and (3) a Williamson Act Contract covering those other parcels previously under Contract 15. The resulting contracts will neither add nor remove any land from under contract, nor will it change the terms of any contract.

1.2.1 FINDINGS OF POTENTIALLY SIGNIFICANT IMPACT

Based upon the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the project does not have the potential to significantly impact any environmental factors.

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

The project does not conflict with land use plans, the general plan designation, or the area's zoning.

1.3.1 ADDITIONAL DATA:

NRCS Soil Classification:	Prime Farmland consisting of Capay silty clay loam, Pescadero silty clay loam, Rincon clay loam, and Yolo silty clay loam.
Agricultural Preserve Status/ Williamson Contract No.:	Yes; Active Contract
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	No
Alquist Priolo Special Study Zone:	No
Primary or Secondary Management Area of the Suisun Marsh:	No
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	No
Other:	FEMA-Flood Zone A

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

Solano County would use this Initial Study and Mitigated Negative Declaration to evaluate the potential environmental impacts of the proposed project. Anticipated approvals and actions may include but are not limited to the following:

- Preparation and Approval of an Initial Study / Mitigated Negative Declaration - Solano County will act as the lead agency as defined by the California Environmental Quality Act (CEQA) and will have the authority to determine if the IS/MND is adequate under CEQA.
- Approval of a Minor Subdivision Application No. MS 24-02 - Solano County will consider the proposed Realized Dream Ranch project (Subdivision Map Act Section 66426 (d) under a Minor Subdivision Application. Minor Subdivisions are discretionary actions. Because the Project includes updating the Williamson Act contracts, the Project will be subject to approval by the Board of Supervisors.
- Building Permits - Solano County Buildings & Safety Division will require a building permit for each of the proposed single-family residences. A soil report completed by a licensed geotechnical engineer must be submitted with the building permit applications.
- Well Construction Permits - The Solano County Division of Environmental Health (DEH) will review site plans and issue permits for the proposed domestic wells.
- On-Site Septic Systems – The Solano County Division of Environmental Health (DEH) will review site plans and issue permits for the proposed on-site waste disposal systems.
- Encroachment Permit – Solano County Department of Public Works will require encroachment permits for any work conducted on County roads and/or right-of-way.
- Storm Drainage – Plans and improvements for the proposed storm drainage basin shall be reviewed by the Solano County Department of Public Works to ensure compliance with the County's MS4 Permit.
- Extension of utilities, including electric and gas services.

1.3.4 Agencies that May Have Jurisdiction over the Project

- Yolo Solano Air Pollution District
- State Water Board
- CDFW
- Army Corp
- Dixon Reclamation and Conservation District (RCD)
- Dixon Fire Protection District

Figure 1. Project Location Map

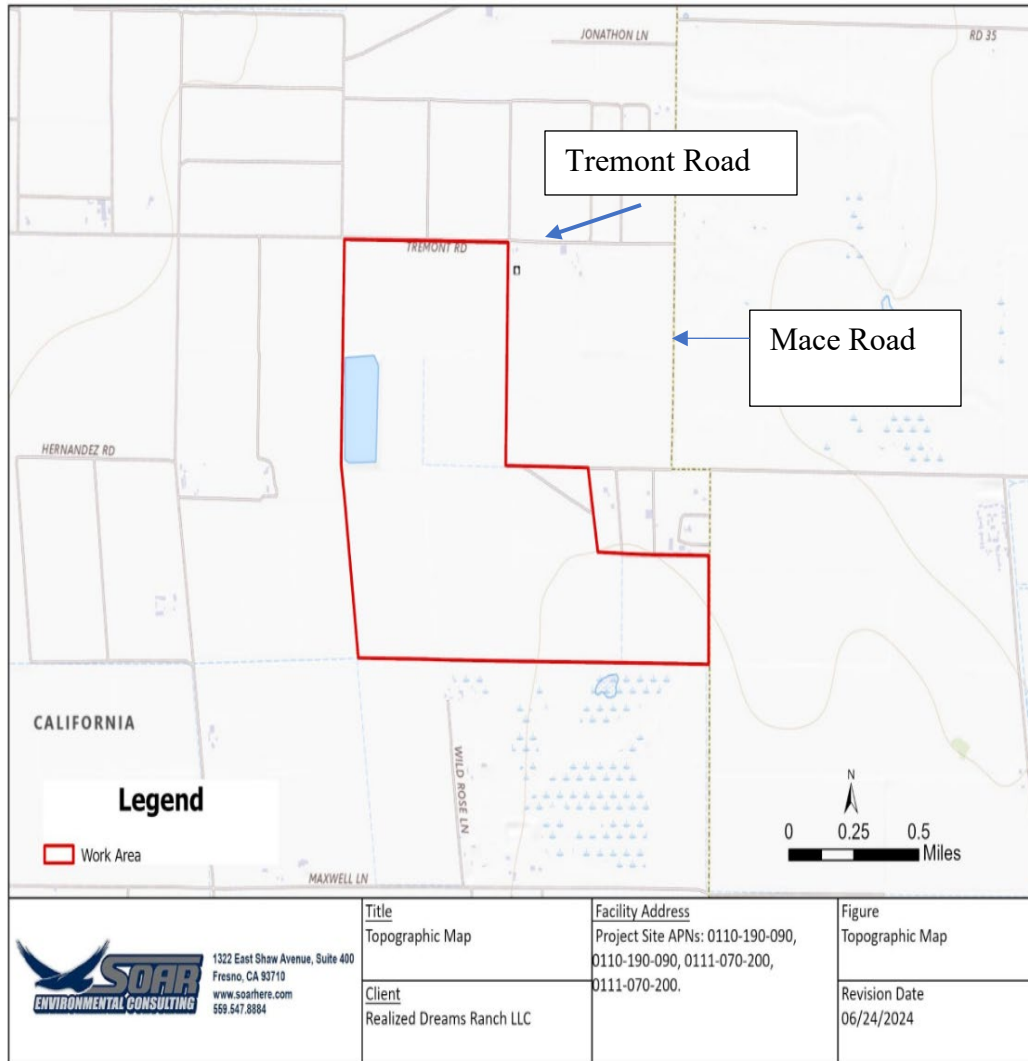


Figure 2. Project Soils Map

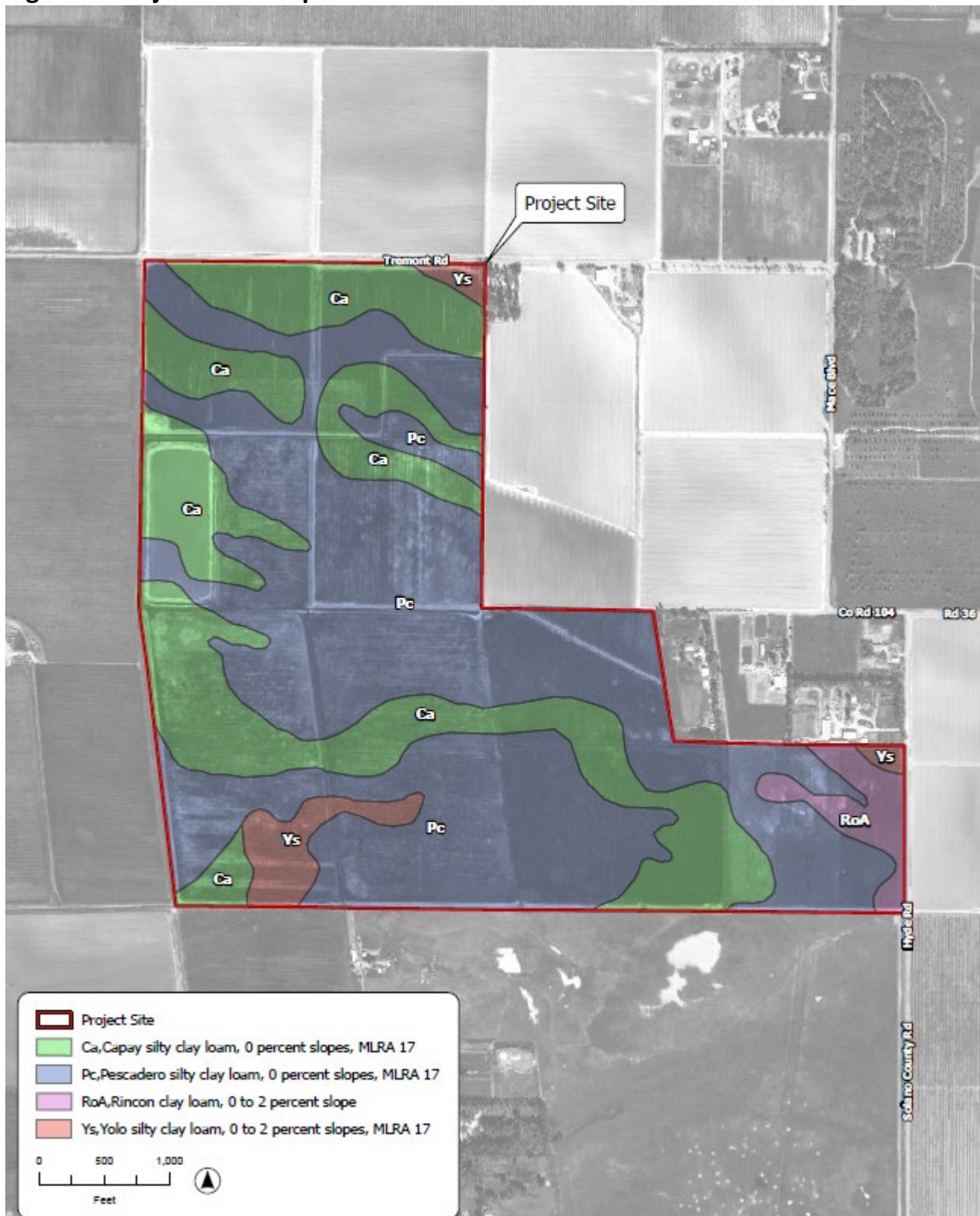


Figure 3. Proposed Tentative Map

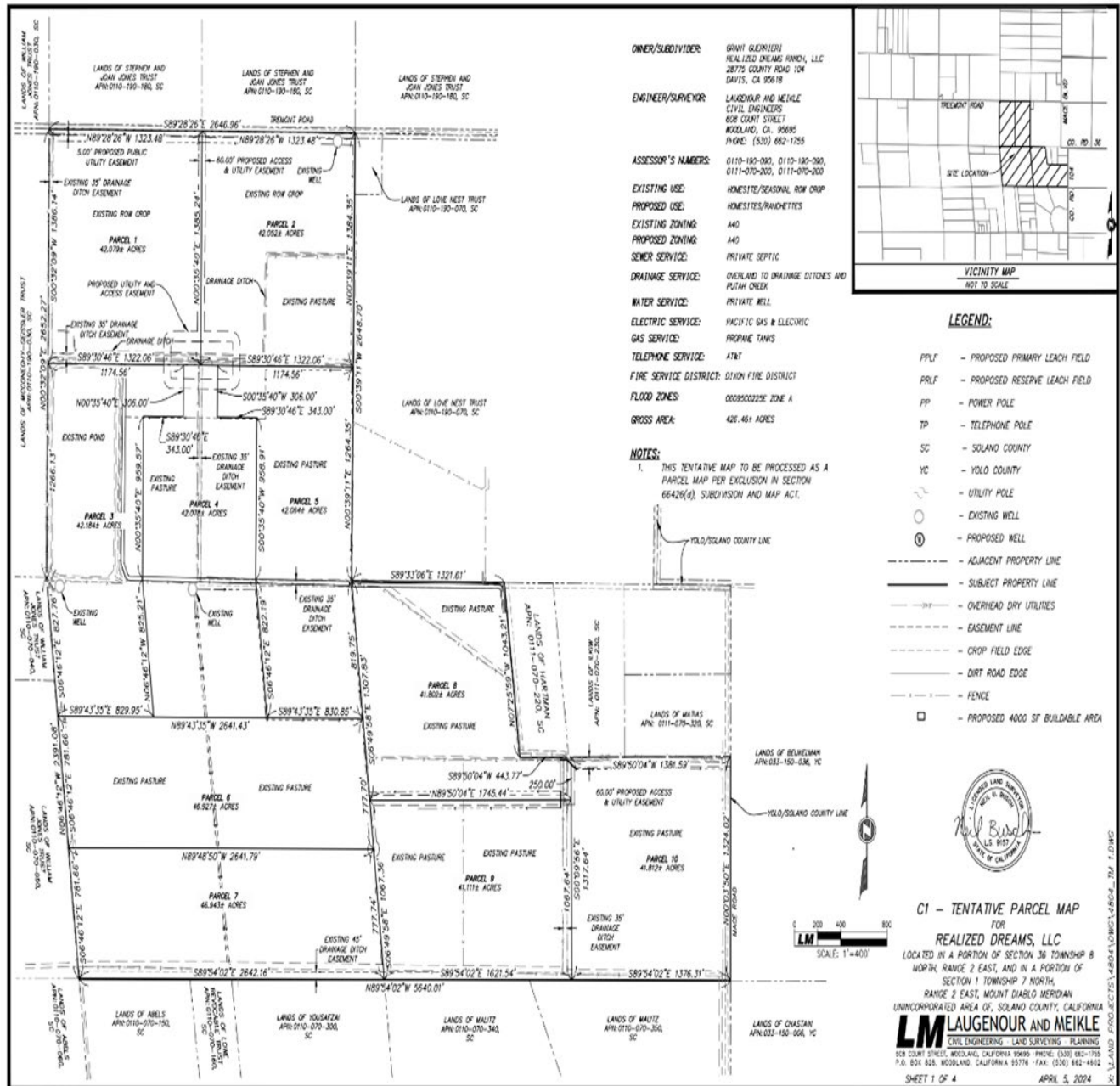
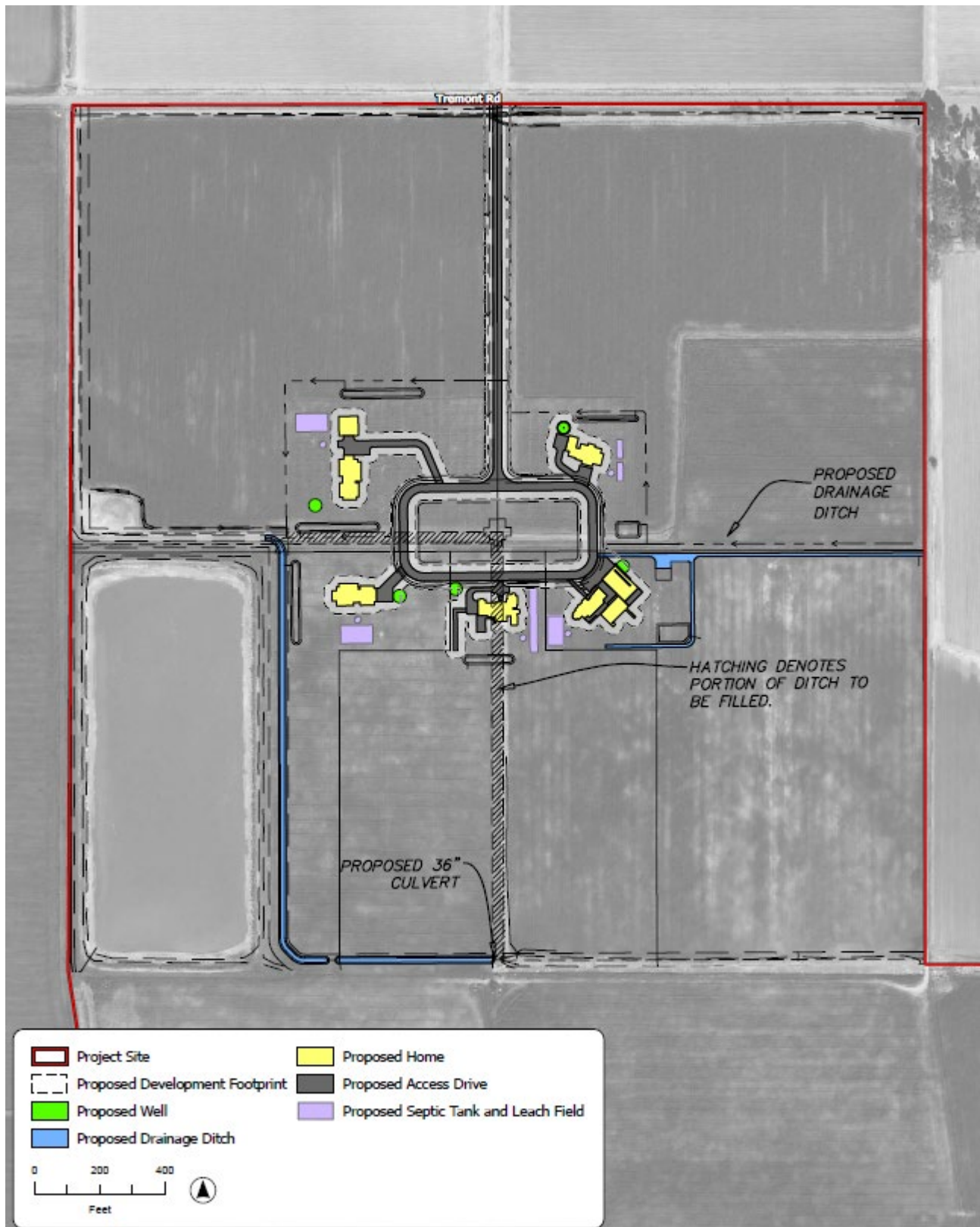


Figure 5 Proposed Location of Residences



SECTION 2.0: ENVIRONMENTAL CHECKLIST

Purpose and Legal Basis for Initial Study (IS)

As a public disclosure document, this provides local decision-makers and the public with information regarding the environmental impacts associated with the proposed project. According to Section 15063 of the *CEQA Guidelines*, the purpose of the IS is to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), or a Negative Declaration (ND);
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.
3. Assist in the preparation of an EIR, if one is required, by:
 - a. Focusing the EIR on the effect determined to be significant.
 - b. Identifying the effects determined not to be significant.
 - c. Explaining the reasons for determining that potentially significant effects would not be significant; and,
 - d. Identifying whether a program EIR, tiering, or other appropriate process can be used for analysis of the project's effects.
4. Facilitate environmental assessment early in the design of a project.
5. Provide documentation of the factual basis for the finding in a Negative Declaration that the project will not have a significant effect on the environment.
6. Eliminate unnecessary EIRs;
7. Determine whether a previously prepared EIR could be used with the project.

This IS evaluates the potential for the proposed project to result in environmental impacts and evaluates the significance of those impacts. The information in this IS will be used by Solano County to determine if a Mitigated Negative Declaration or an EIR is the appropriate level of CEQA documentation for the proposed project. This IS will also serve as a basis for soliciting comments and input from members of the public and public agencies.

Consistent with the conclusion and findings of this Initial Study Checklist, an EIR will not be prepared for the Project. At a minimum, this IS will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the Initial Study's Notice of Preparation (NOP) process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the Staff Report that will be prepared for this project

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 potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I, and other information reviewed by the Department of Resource Management, the project does not have significant impacts on 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 was reduced to less than significant due to mitigation measures incorporated into the project. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- ☐ Biological Resources
- ☐ Hydrology and Water Quality
- ☐ Cultural Resources and Tribal Cultural Resources
- ☐ Mandatory Findings of Significance

Findings of LESS THAN SIGNIFICANT IMPACT

Based on the Initial Study, Part I, and 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 less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Greenhouse Gas
- ☐ Energy
- ☐ Hazards and Hazardous Materials
- ☐ Noise
- ☐ Transportation

Findings of NO IMPACT

Based on the Initial Study, Part I, and 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:

- ☐ Land Use
- ☐ Wildfire
- ☐ Agriculture

- ☐ Public Services
☐ Recreation

ENVIRONMENTAL CHECKLIST

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

Existing Setting: A “scenic vista” is defined as a *singular vantage point that offers high-quality, harmonious, or visually interesting views of a valued landscape for the benefit of the public*. Scenic vistas are typically found along major highways or other public roads but may also occur in other areas accessible to the public.

“Scenic resources” include objects, features, or patterns within the landscape that are visually interesting or pleasing. Scenic resources can include trees, rock outcroppings, historic buildings, or other features. California Streets and Highways Code (SHC) Sections 260-284 establish the State Scenic Highway program for “*the protection and enhancement of California’s natural scenic beauty*”. No National Scenic Byways are in Solano County as designated by the U.S. Secretary of Transportation. The Solano County General Plan designates Interstate 80 as a scenic corridor, but the project site is not visible from I-80.

Impacts Discussion

2.1 a. Less than Significant Impact: The site is in Solano County on Tremont Road, which is not designated as a scenic corridor, according to the Solano General Plan. As noted in the Project Description section above, the project would not involve any direct impact to a scenic corridor. Indirect impacts related to the future construction of the proposed structures would be less than significant because the site does not meet the criteria of a scenic vista. The site is surrounded by residential and agricultural uses that are not unique to the area.

Construction of new residences shall be subject to Solano County Building reviews, consistent with existing development in the area. As such no scenic vistas will be affected by the project, nor will the project degrade the project location's visual characteristics.

2.1 b. No Impact: The project area is not in or does it include any portions of a State Scenic Highway identified by the California Department of Transportation or the General Plan. There are no identified scenic resources or historic buildings in the project area.

Mitigation Measures: None Required

2.1 c. Less than Significant Impact: As noted in the Project Description section above, the project would not involve any direct impacts to the visual character of the site or the surroundings. The site is surrounded by residential and agricultural uses that are not unique to the area. Future construction of residential structures would be limited in height and area by the applicable zoning ordinance regulations. These regulations would limit impacts between nearby public streets (Tremont Road, Mace Blvd., etc.).

Mitigation Measures: None Required

2.1 d. Less than Significant Impact: No direct impacts would occur as a result of adding a new source of light or glare. The Solano County Article IV, 28.90 Standards (*Site Development and Other Standards, Lights*) states that all lighting shall be designed to minimize conflicts with surrounding properties.

The site's existing visual character is characterized by agricultural uses with residences and related site improvements. Future development would be subject to zoning regulations, which include limits on building height, setbacks, grading, and new developments. In addition, the Solano County planning review process, which includes substantial conformance with agricultural uses would be used to ensure visual compatibility within the project vicinity. The construction of the future homes would be similar to existing homes in the vicinity and therefore would not adversely affect day or nighttime views in the area.

Mitigation Measures: None Required

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

	pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Existing Setting: Agriculture has historically been an important industry in Solano County and a central part of the county's identity. Agricultural lands account for more land than any other land use in the County. Agriculture also contributes to regional economic health and prosperity, defines much of the County's visual character, supports wildlife habitats and migration corridors, provides open space and recreational amenities for residents and visitors, and separates urban land uses defining the county's cities.

Solano County includes land that is classified as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland by the California Department of Conservation (Solano County 2008:4.8-1). The project site is designated as Prime Farmland according to the California Department of Conservation's Farmland Mapping and Monitoring Program. Lands to the north and east include areas of Prime Farmland. The project site has a General Plan Land Use designation of Agriculture and is zoned Exclusive Agriculture (A-40) Forty-acre minimum, which permits agricultural and agriculturally related residences as an allowable use.

The project site is under Williamson Act Contract. The two Williamson Act Contracts covering the project site will be rescinded and replaced to align with the new legal parcel boundaries, however all land previously under contract will remain under contract. Agricultural uses will continue with the subdivision.

Impacts Discussion: The California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP) which produces maps and statistical data used for analyzing impacts on California's agricultural resources. The FMMP mapping survey covers roughly 98% of privately owned land in the state. Each map is updated at approximately two-year intervals. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called "Prime Farmland". Other critical designations include "Unique Farmland" and "Farmland of Statewide Importance."

The Williamson Act (officially the California Land Conservation Act of 1965) is a California law that provides relief of property tax to owners of farmland and open-space land in exchange for an agreement that the land will not be developed or otherwise converted to another use. The Williamson Act intends to preserve a maximum amount of a limited supply of prime agricultural land to discourage premature and unnecessary conversion of prime agricultural land to urban uses.

The Solano Zoning Ordinance also establishes use types that are allowable by right and conditionally in each zoning district. A zoning conflict may occur if a use is proposed which is not allowable in the corresponding zoning district. Solano County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts. Among the policies and procedures are regulations concerning compatible and incompatible uses of lands under a Williamson Act contract.

2.2 a. Less Than Significant Impact: The project site has been used for cattle grazing for many years and row crops and is in an area fully developed with agricultural uses. The project site and all surroundings are identified and mapped by the FMMP as “Prime Farmland.” The subdivision project proposes to maintain the land in agricultural use and is currently assigned Solano County Zoning designation (A-40). Therefore, there is no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project would not involve any adverse impact.

2.2 b. Less Than Significant Impact: The property is on agriculturally zoned land, Exclusive Agricultural (A-40) consistent with the surrounding neighborhoods. The land uses proposed under the project are consistent with the A-40 zoning. The project site will remain under Williamson Act contract and subject to Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts (As Revised May 22, 2012). As part of this action the Williamson Act contracts are being rescinded and replaced to be consistent with the new subdivision boundaries, but this action will have no substantive impact on the acreage under contract or the terms and conditions of the contracts. Agricultural uses will continue to be the primary uses of the properties.

Mitigation Measures: None Required

2.2 c. No Impact: Existing vegetation on the property does not meet the definition of timberland and is not zoned as Timberland Production. Therefore, indirect impacts would not occur.

Mitigation Measures: None Required

2.2 d. No Impact: Existing vegetation on the property does not meet the definition of forest land. Therefore, indirect impacts would not occur.

Mitigation Measures: None Required

2.2 e. No Impact: Direct Impact would not occur, and there will be no changes to the existing agricultural use. No other environmental changes would occur that would convert farmland

or forest lands to non-agricultural or non-forest use not already addressed in the preceding sections.

Mitigation Measures: None Required

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"/>

Existing Setting: The project site is in Solano County in the Sacramento Valley Air Basin (SVAB). The County of Solano, including the project site, is within the boundaries of the Yolo-Solano Air Quality Management District (YSAQMD). The District has jurisdiction over all of Yolo County and the northeast portion of Solano County, including Vacaville, Dixon and Rio Vista. The District includes approximately 1,500 square miles and a population of approximately 354,000 people. Air Districts in California develop regulations based on the measures identified in the Clean Air Act and its Clean Air plan as well as state regulations. In Solano County, these are known as the district's "Rules and Regulations." These regulations establish the procedure for new point source emissions to obtain an air quality permit, air quality standards for new construction, and others.

Impacts Discussion: Operations and maintenance activities would be similar to pre-project conditions. Accordingly, there would be negligible change in operational emissions relative to existing conditions. In addition, engine exhaust emissions are expected to diminish over time as zero-emission vehicles become more prevalent, due in part to state regulations and mandates.

2.3 a. Less than significant Impact: YSAQMD's (2007) CEQA Handbook states that "General Plans of cities and counties must show consistency with [YSAQMD's] Air Quality Attainment Plan (AQAP) and State Implementation Plan (SIP) strategies in order to claim a less than significant impact on air quality." Projects that propose development that is consistent with the growth anticipated by the City's and County's general plans would

therefore be consistent with YSAQMD's Air Quality Attainment Plans (i.e., the 2023 Ozone Plan and PM_{2.5} Plan). The proposed subdivision is consistent with the General Plan and zoning and will continue agricultural uses on the site.

The project is expected to comply with existing regulatory requirements of YSAQMD, which requires specific measures to be implemented during all construction operations. As proposed, the project does not conflict with YSAQMD Rules and Regulations because it would be bound by the existing regulatory rules, including consultation with YSAQMD and any required permits. No project features are proposed that would conflict with District Rules and Regulations. The growth-inducing effects of the proposed project were analyzed when the Exclusive Agricultural land use classification was assigned to the site. Future Development of the ten residences is expected to comply with YSAQMD regulations.

Mitigation Measures: None Required

2.3 b. Less than Significant Impact: Emissions from the project are associated with the combustion of fuels such as diesel and gasoline. Emissions will temporarily increase due to vehicle trips to and from the project site during construction of the homes and associated accessory structures and utilities. The improved access to the new parcels will not add any additional lanes of traffic and will therefore not increase vehicle miles traveled. Tremont Road is not a part of a plan that could be considered cumulatively significant. The nearby properties will not be affected by the limited pollutants. Construction of this project would not generate ROG, NO_x, or PM₁₀ emissions in excess of the numeric analysis thresholds. In addition, construction contractors would implement fugitive dust BMPs including watering exposed surfaces, unpaved construction roads, and limiting vehicle speeds on unpaved roads. Accordingly, construction-related emissions related to the restoration portion of the proposed project would have a less-than-significant impact.

Mitigation Measures: None Required

2.3 c Less Than Significant Impact: No sensitive receptors are immediately adjacent to the site. The nearest school is located 3.5± miles north of the site (Marguerite Montgomery Elementary School). The nearest clinic is located 4± miles north of the parcel. Other sensitive receptors include nearby residences, also located on agricultural lands. No direct impacts would occur. The size, scale, location, and nature of potential future development of accessory structures would be minimal. Therefore, the potential indirect impacts of future construction on sensitive receptors is less than significant.

Mitigation Measures: None Required

2.3 d. Less than Significant Impact: The California Air Resources Board's Air Quality and Land Use Handbook includes a list of land uses that commonly result in odor complaints. This includes sewage treatment plants, landfills, autobody shops, and livestock operations. The project does not include land uses on this list and is not expected to result in significant odors. Though development is not expected to result in significant odors, YSAQMD can determine that a source of odors is considered a public nuisance due to received complaints.

YSAQMD then has the authority to require the source to implement mitigation measures to correct the nuisance conditions. This regulatory structure ensures that unanticipated odor sources that may arise from the project are handled appropriately. The project site is not in a mapped area which may contain naturally occurring asbestos (NOA).

Mitigation Measures: None Required

2.4 BIOLOGICAL RESOURCES

A Biological Resource Assessment was conducted by Acorns Environmental in April 2025. The report provides information about the biological resources within the project site, the regulatory environment applicable to resources, potential project related impacts and mitigation measures.

Regulatory Background

The project site is located within the plan area of the draft Solano Multispecies Habitat Conservation Plan (SMHCP), within an area of voluntary participation. The SMCP is currently in administrative draft form and a final plan has not yet been adopted. The purpose of the plan will be to provide a programmatic analysis of development impacts within the plan area and to provide a streamline permitting process for actions proposed within the plan area. As the final SMHCP has not been issued, permitting cannot yet be completed through this process. However, it can be referred to as a basis for locally sensitive biological resources and likely acceptable impact avoidance and minimization measures, as it was developed and coordinated with resources agencies such as the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife.

The following information sources were reviewed in support of the biological study:

- USGS topographic quadrangles of the project site and vicinity
- Current and historical aerial photography of the project site and vicinity
- The California Natural Diversity Database (CNDDB) query of known species occurrences within the
- Davis, Dixon, Merritt, and Saxon USGS Quads (CDFW, 2025)
- A query of the California Native Plant Society's (CNPS) database *Inventory of Rare and Endangered Plants of California* of known species occurrences within the Davis, Dixon, Merritt, and Saxon
- USFWS National Wetlands Inventory (NWI) mapper (**Figure 5**)
- USFWS information for Planning and Consultation species list (**Attachment A**)
- The USFWS and National Marine Fisheries Service (NMFS) Critical Habitat mappers
- National Marine Fisheries (NMFS EFH) mapper
- Natural Resources Conservation Service (NRCS) soil report for the project site

Field Surveys

A preliminary biological resources survey was completed by Soar Environmental Consulting in August of 2024. Subsequently, senior biologist Dr. Geo Graening with Acorn Environmental conducted a biological resources survey and aquatic resources delineation of the project site on April 22, 2025.

Data was collected on wildlife and plant species present, as well as on habitat types and potentially jurisdictional aquatic resources. A variable-intensity pedestrian survey was performed that covered the project site with additional focus on the proposed development area. Fauna and flora observed were recorded in a field notebook and identified to the lowest possible taxon. Survey efforts emphasized the search for State and federally listed special-status species identified in the queries contained in **Attachment A**. Habitat types on the project site were mapped on aerial photographs and via a handheld GPS receiver. Information on habitat conditions and the suitability of habitats to support special-status species was also recorded. The aquatic resources delineation was conducted in accordance with the manuals relevant to the region, including the following:

- 1987 Corps of Engineers Wetland Delineation Manual
- 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)
- 2008 A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States.
- 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). U.S. Army Engineer Research and Development Center Environmental Laboratory, Vicksburg, MS. 153 pp.

2.4 Biological Impacts

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting:

Habitats

Terrestrial habitats observed within the project site are limited to agriculture. Approximately 395.8 acres of the site are in agricultural use. Based on historical aerial imagery, the project site has been in consistent agricultural production for years, with clear evidence of row crop production. At the time of the April 2025 survey, the majority of the site was planted with hay species for livestock feed. The northern portion of the site was sown with alfalfa and the balance were in production of forage hay grasses, primarily perennial ryegrass (*Lolium perenne*) and hare barley (*Hordeum murinum*). Evidence of flood irrigation was observed. Areas not actively cultivated are limited to dedicated infrastructure for ongoing maintenance of agricultural activities on the project site such as internal dirt roadways. These areas are generally devoid of vegetation and are regularly managed. Where vegetation is present, it is generally sparse and limited to hardy, weedy species that are subject to ongoing removal.

An aquatic resources delineation of the project was conducted on April 22, 2025, in accordance with the US Army Corps of Engineers (ASACE) standards. The survey considered features listed on the National Wetlands Inventory (NWI) which were not identified as actually occurring on the project site, with the exception of the freshwater pond, which is an above ground man-made agricultural water storage basin. In addition, the project site contains man-made agricultural irrigation ditches.

A portion of the agricultural irrigation ditches are under the jurisdiction of the Solano Irrigation District. The ditches are earthen trapezoidal ditches that vary in depth from six to eight feet and vary in width from six to 15-feet (at the bottom). These ditches are subject to dredging

and vegetation maintenance, which may include a combination of herbicide application, scraping and trimming.

Where vegetation is allowed to grow, it varies by level of inundation and soil saturation. In stagnant areas, broadleaf cattail (*Typha latifolia*) and floating plants (e.g. duckweed) dominate, while in faster flowing canals, there are no rooted plants. The wetted slopes contain smartweed (*Persicaria* sp.) and hydrophytic grasses, such as barnyard grass (*Echinochloa crus-galli*), and dallis grass (*Paspalum dilatatum*). On the top of the canals, curly dock (*Rumex crispus*) and upland grasses dominate, such as rabbitsfoot grass (*Polypogon monspeliensis*), wild oat (*Avena* spp.), and bromes and chesses (*Hordeum*, *Bromus* spp.).

Agricultural: Smaller Irrigation Ditches

Encircling each field are smaller earthen ditches that are used to convey water between fields and to flood-irrigate fields. These ditches are 1 to 3 feet deep and 1 to 5 feet in width (at the bottom). These ditches are created by plowing and are typically devoid of vegetation. Where present, vegetation consists of upland grasses and weedy forbs.

Agricultural Water Storage Basin

A 14-acre agricultural water storage basin was created in uplands and contains berms (or dikes) up to 12 feet high above grade to impound water. The outside berms are covered in upland pasture grasses while the inside is fringed with smartweed and curly dock. This feature is also subject to regular vegetation maintenance and is used for both irrigation and stock watering.

Critical Habitat

The project site is not within critical habitat that is designated or proposed by the USFWS or NMFS. Critical habitat is designated approximately 0.8 miles east of the project site for the following species: Solano grass (*Tuctoria mucronate*), Colusa grass (*Neostapfia colusana*), vernal pool tadpole shrimp (*Lepidurus packardii*), and delta smelt (*Hypomesus transpacificus*). The project site is also within an area known for Chinook salmon; however, no suitable habitat to support Chinook salmon is within the project site.

Wildlife Movement

Active bird nests were not observed and the likelihood of active nests on the project site is low due to a lack of trees or structures, ongoing human disturbance, and ongoing vegetation management. Suitable nesting habitat may occur within the vegetation and tree canopy of the neighboring cemetery, portions of which overhang the project site. However, this area is approximately 1,000 feet from the proposed development, and tree removal would not occur as part of the proposed project. The project site may be utilized by wildlife species that commonly forage in agricultural fields. Unique wildlife features such as nursery sites and rookeries were not observed. Wildlife movement corridors are absent from the project site as the project site consists primarily of agricultural use and is surrounded by agricultural development and roadways.

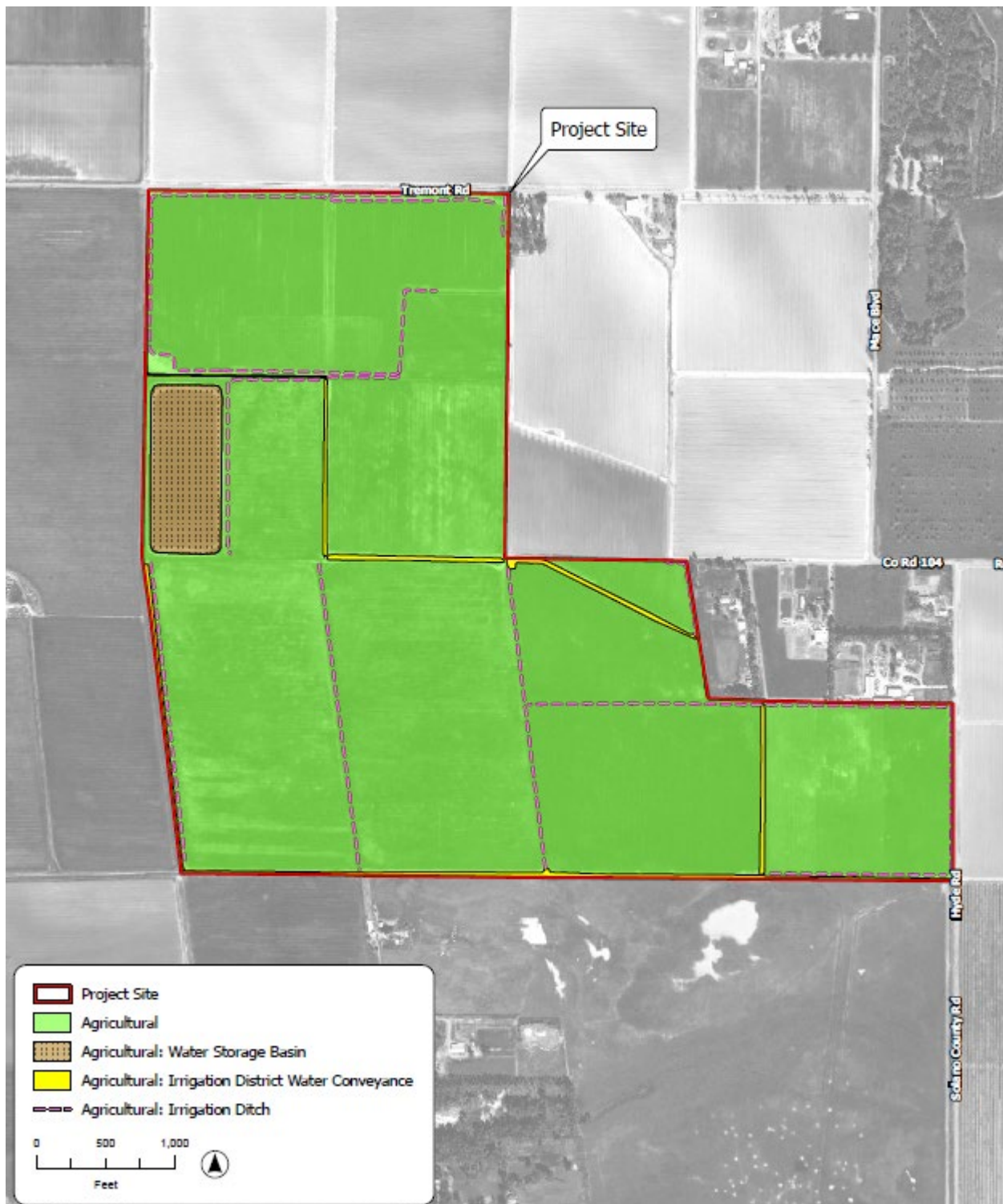
Special Status Species

The following special-status species have the potential to occur within the proposed development area:

- Swainson's hawk: This species has been observed foraging on the project site. The nearest nesting habitat is within scattered oak trees, part of the adjacent cemetery's landscaping over 1,000 feet from the proposed development.
- Northern harrier: This species has been observed to be foraging on the project site. The nearest nesting habitat is within scattered oak trees, part of the adjacent cemetery's landscaping over 1,000 feet from the proposed development.
- Giant Garter Snake: may occur within the irrigation ditches, including the irrigation district conveyance system
- Northwestern pond turtle: may occur within the water storage basin located outside of but immediately adjacent to the proposed development area. It may also disperse through agricultural irrigation ditches. Nesting, aestivation, and terrestrial dispersal habitat are absent.

Burrowing Owls are not expected to utilize the site. Burrowing owls utilize flat open habitats characterized by well-drained, level to gently sloped areas with sparse vegetation, short grass, and bare soil such as prairies, grasslands, desert, and sagebrush steppe environments. Burrowing owls largely rely on small mammal burrows (predominately ground squirrels) or burrow-like analogs for nest sites. Burrows large enough to accommodate burrowing owls were not observed on the project site during the surveys. Additionally, the project site is within a floodplain, lacks bare ground, contains tall grass, and is regularly disturbed. Therefore, the project site does not contain suitable habitat to support burrowing owls.

Figure 6 Irrigation Ditches



Impacts Discussion:

2.4 a. Impacts to Special Status Species:

The following special-status species have the potential to occur within the project site:

- Swainson's hawk: This species has been observed foraging on the project site. The nearest nesting habitat is within scattered oak trees, part of the adjacent cemetery's landscaping over 1,000 feet from the proposed development.
- Northern harrier: This species has been observed to be foraging on the project site. The nearest nesting habitat is within scattered oak trees, part of the adjacent cemetery's landscaping over 1,000 feet from the proposed development.
- Giant Garter Snake: may occur within the irrigation ditches, including the irrigation district conveyance system. Breeding habitat absent.
- Northwestern pond turtle: may occur within the water storage basin located outside of but adjacent to the proposed development area. May also disperse through the agricultural irrigation ditches. Nesting, aestivation, and terrestrial dispersal habitat are absent.

Giant Garter Snake

Giant garter snake has the potential to disperse through the project site via the agricultural irrigation ditches. As breeding habitat is absent, impacts to breeding individuals would not occur. Additionally, operational activities within the agricultural irrigation ditches would be unchanged from current conditions and thus there would be no operational impacts to this species. Further, while a portion of these ditches would be impacted, the proposed project would re-route these features and would not result in a loss of habitat. Therefore, impacts would be limited to impacts to individual giant garter snakes that may be present during construction activities within the irrigation ditches. In order to prevent impacts to individual giant garter snakes, recommended measures include a preconstruction survey for this species and temporary exclusion from construction areas to prevent this species from migrating into a work area. Further, measures include a worker environmental awareness training program to ensure construction personnel are aware of the sensitive biological resources on the project site and what to do in the event an individual giant garter snake is observed. With inclusion of these measures, impacts to giant garter snake would be **less than significant with mitigation**.

Northwestern Pond Turtle

Northwestern pond turtle has the potential to disperse through the project site via the agricultural irrigation ditches on the project site and may also occur within the water storage basin. Suitable upland habitat (including dispersal) is absent; therefore, impacts to nesting or aestivating turtles would not occur. The water storage basin is outside of the development area and would not be impacted. As noted under giant garter snake, habitat loss would not occur given that filled agricultural irrigation ditches would be replaced by proposed re-routing of the ditches. In order to prevent impacts to individual northwestern pond turtles, recommended include a preconstruction survey for this species and temporary exclusion from construction areas to prevent this species from migrating into a work area. Further, measures include a worker environmental awareness training program to ensure construction

personnel are aware of the sensitive biological resources on the project site and what to do in the event an individual northwestern pond turtle is observed. With inclusion of these measures, impacts to northwestern pond turtle would be **less than significant with mitigation**.

Migratory, Nesting, and Special-Status Birds and Raptors

Numerous bird species, including special-status Swainson's hawk and northern harrier, have the potential to occur on or in the vicinity of the project site. Trees will not be removed as part of the proposed project; thus, there would be no loss of nesting habitat for tree-nesting species such as Swainson's hawk and northern harrier. Additionally, the vast majority of potential foraging habitat on the project site would be avoided. However, suitable nesting habitat for tree-nesting species such as Swainson's hawk and northern harrier is located off-site over 1,000 feet from the proposed development area, and ground nesting birds have a low potential to nest on the project site. As the project site and vicinity are already subject to ongoing human disturbance through traffic and agricultural activities, the small scale and temporary nature of construction is not expected to severely increase sensory disturbance from baseline conditions.

Although nesting birds would generally be habituated to human disturbance, avoidance and minimization measures, including a pre-construction nesting bird survey, are included to ensure impacts are avoided and would be **less than significant with mitigation**.

2.4 b. Impacts to Sensitive Habitat. Terrestrial habitat on the project site is limited to agriculture, which is not considered a sensitive habitat. Although aquatic habitats are generally considered sensitive, aquatic features on the project site are all manmade and are either devoid of vegetation or vegetated with sparse and managed plants. These features are used for irrigation and stock watering and are not considered sensitive. As there are no sensitive habitats on the project site, there would be **No Impact**.

Mitigation: None Required

2.4 c. Impacts to Aquatic Resources

The proposed project would result in impacts to 1,950 linear feet of agricultural irrigation ditches. An aquatic resources delineation was prepared for the project site. These features are manmade, dug from uplands, and lack relatively permanent flow. The definition of irrigation ditches that do not meet the criteria of "Waters of the U.S." is provided in 40 CFR §120.2(b)(3) which states "ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water." Thus, the aquatic resources delineation concluded that the agricultural irrigation ditches do not meet the definition of a water of the U.S. Further, as described in **Section 2**, certain waters of the state, including agricultural irrigation ditches, are exempt from permitting. The agricultural irrigation ditches on the project site consist of manmade features that were created within uplands and drain to uplands for use as crop irrigation. Based on this, the agricultural irrigation ditches would likely be considered waters of the State that are exempt from Waste Discharge Requirement permitting per the *State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to*

Waters of the State exemptions within Section IV.D(2c). Although permitting for impacts to the agricultural irrigation ditches is not expected to be necessary, the results of the aquatic resources delineation are expected to be sent to USACE and the State for concurrence.

Further, construction activities have the potential to indirectly impact off-site aquatic resources through release of impaired stormwater runoff that may occur due to exposure of bare soils or accidental release of chemicals such as equipment fuel. Recommended mitigation measures (found below in Section 2.10 Hydrology) Mitigation Measure: **MM HYD-1:** includes the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is a requirement of the Construction General Permit for construction activities disturbing one or more acres. **Less than Significant Impact with Mitigation.**

2.4 d. Impacts to Wildlife Movement Corridors or Nursery Sites.

There are no wildlife movement corridors or nursery sites present within the project site. Therefore, there would be **No Impact** on wildlife movement, corridors, or nursery sites.

Mitigation: None Required.

2.4 e. Conflict with Policies, Ordinances, Habitat Conservation Plans or Natural Community Conservation Plan.

Implementation of the proposed project would not require the removal of trees or other actions that would conflict with local policies or ordinances regarding biological resources. It is noted that the project site falls within the draft SMHCP plan area. However, this plan is a draft that has not yet been finalized, and the project site falls within an area that is currently designated as voluntary for participation. Thus, consistency with this plan, even once finalized, would be optional. Recommended measures contained herein were nonetheless prepared to be consistent with the draft SMHCP in order to align with measures that were developed for the region in coordination between applicable resource agencies, such as USFWS and CDFW. There would be **No Impact**.

Mitigation: None Required.

The following Mitigation Measures are required for potential impacts identified above.

Mitigation Measures:

MM 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.

MM 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.

MM 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 pre-construction 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:
 - 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

habituated to human activity and noise levels comparable to anticipated construction work).

- 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).
- 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.
- 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.
- 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.
- 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.
- 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.

MM 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.

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

Existing Setting: CEQA Guidelines Section 15064.5 establishes procedures for addressing determinations of historical resources on archaeological sites and subsequent treatment of the resource(s) in accordance with PRC Section 21083.2. CEQA Guidelines Section 15064.5 establishes procedures for the treatment of Native American human remains in environmental documents. PRC Section 21082 establishes standards for the accidental discovery of historical or unique archaeological resources during construction.

The California Office of Historic Preservation (OHP) houses the Built Environment Resource Directory (BERD). BERD files provide information regarding non-archaeological resources in OHP's inventory. Each resource listed in BERD is assigned a status code, which indicates whether resources have been evaluated as eligible under certain criteria. This tool provides information to assist in identifying potentially historic resources throughout the County.

A cultural resources survey and assessment were completed for the proposed project site, meeting Section 15064.5 of the CEQA Guidelines. A detailed description of archival research and field survey methods can be found in the Cultural Resource Survey completed by Soar Environmental Consulting dated August 2024. Per the California Historical Resources Listing, there are no existing cultural resources discovered on the project site. However, should historical or archaeological resources be found, the project would then be subject to the conditions detailed in the Solano County Planning Commission Resolution on the discovery of cultural resources.

Impacts Discussion:

2.5 a. No Impact: The applicant submitted an Archaeological Survey Report by Soar Environmental Consulting dated August 2024. The Survey did not find evidence of any historical or cultural resources of significance at the project site. No structures are on the site. It is unlikely that future development will impact Historical resources. However, should historical or archaeological resources be found, the project would then be subject to the conditions detailed in the Solano County Planning Commission Resolution on the discovery of cultural resources.

Mitigation Measures: None Required

2.5 b. Less Than Significant Impact with Mitigation: The applicant submitted an Archaeological Survey Report by Soar Environmental Consulting dated August 2024. The Survey did not find evidence of any historical or cultural resources of significance at the project site. The site has been extensively disturbed by agricultural practices for some time. It is unlikely that future development will impact Archeological resources. However, should historical or archaeological resources be found, mitigation has been added (Mitigation Measures Cul-1 and Cul-2) to include sensitivity training for construction personnel and inadvertent discovery of cultural resources.

2.5 c. Less Than Significant with Mitigation: No known human remains have been previously discovered on the project site. Therefore, no impact is expected. However, if human remains or unrecorded resources could be exposed, Section 7050.5 of the California Health and Safety Code will be implemented. Section 7050.5 requires that all construction and excavation be stopped until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission (Mitigation Cul-2, Archaeology Discovery Protocol).

Mitigation Measures:

MM 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.

MM 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' Community Development Director 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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting: The proposed site currently uses little energy for the agricultural and grazing uses. Energy resources required for the Project would include electricity and petroleum fuels. These energy resources would be required for ongoing agricultural uses, and for construction of the proposed homes, and for importing soil if needed. Operation of the five homes would also require electricity and gas.

Impacts Discussion:

2.6a: While the Project would consume energy resources during construction and operation, the consumption of such resources would not result in a wasteful, inefficient, or unnecessary consumption of energy resources. The Project would be required to meet the state building code energy requirements and would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, the Project would result in **Less Than Significant Impact**.

Mitigation Measures: None Required

2.6b: The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Vehicle use associated with the Project would rely on fuels that are subject to the state's Low Carbon Fuel Standard (LCFS), which addresses the carbon intensity of fuels used in the State and is also recognized as a key greenhouse gas reduction measure in CARB's 2017 Scoping Plan (CARB, 2017). Project vehicles would be subject to both CARB's stringent engine emission standards and the LCFS. CARB's 2017 Scoping Plan also calls for significant expansion of composting and other greenhouse gas reducing solid waste infrastructure, which the Project would support. Therefore, the Project would result in **Less than Significant Impact**

Mitigation: None Required.

2.7 Geology, Soils, and Paleontological Resources

Checklist Items: Would the project:		Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Environmental Setting

Flat broad valleys, marshes, sloughs, bays, islands, and low-lying hills associated with the Sacramento River Alluvial Fan dominate the south and east parts of Solano County, which includes the project area. Geologic structural subunits within the project area include Quaternary surficial deposits. The Holocene alluvium and Montezuma formation are the specific geologic complexes underlying the project area. The Late Holocene alluvial deposits overlie older Pleistocene alluvium and/or the upper Tertiary bedrock formations. This alluvium consists of sand, silt, and gravel deposited in fan, valley fill, terrace, or basin environments. This unit is typically in smooth, flat valley bottoms, in medium-sized drainages, and other areas where terrain allows a thin veneer of this alluvium to deposit, generally in shallowly sloping or flat environments.

Seismic shaking (or ground shaking) is a general term referring to all aspects of motion of the Earth's surface resulting from an earthquake and is normally the major cause of damage in seismic events. Solano County is an area of relatively high seismicity and is subject to earthquake shaking in the future. Earthquake-triggered landslides are a potential major problem that can be induced by only moderate ground shaking. Ground failure in the form of liquefaction, lurching, and settlement could also result from shaking. Flood damage from earthquake-induced dam failure, canal and levee damage, and tsunamis and seiches are also threats. Depending upon the magnitude, proximity to epicenter, and subsurface conditions (bedrock stability and the type and thickness of underlying soils) present at a given point beneath the earth's surface, ground shaking damage would vary from slight to intensive.

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. Under certain conditions, loosely consolidated soils may tend to amplify shaking and increase structural damage. Water-saturated soils compound the problem because of their susceptibility to liquefaction and corresponding loss of shear strength. Liquefaction potential in Solano County has increased over the years because of a rising water table in many parts of the county. Where these water conditions are combined with loose, fine-grained sands (i.e., prime agricultural soils), liquefaction potential is high. According to Figure HS-9 in the Solano County General Plan, the project site has areas of Moderate to High liquefaction potential (Solano County General Plan, Public Health and Safety Chapter (Updated 2024) page HS-30).

The site is characterized by clay soils. Expansion and contraction of volume can occur when expansive soils undergo alternating cycles of wetting (swelling) and drying (shrinking). During these cycles, the volume of the soil changes markedly. As a consequence of such volume changes, structural damage to buildings and infrastructure may occur if the potentially expansive soils were not considered in building design and during construction.

Impacts Discussion:

2.7 a. The nearest known fault to the project site is the Midland Fault Zone south of the project site (see Solano County General Plan, page HS-29) which extends north-south through most of the western side of the county. The Seismic Shaking Potential map, Figure HS-5 of the General Plan, depicts the project outside of the Highest Potential Earthquake Damage Area. The project is not located within an Alquist-Priolo fault zone per the Alquist-Priolo Earthquake Fault Zoning Map. There are no known faults that lie within Solano County that would affect the project site, and no impacts related to the rupture of a known earthquake fault are expected.

The project site is not in an area designated as an Alquist-Priolo Earthquake Fault Zone (Solano County General Plan, Figure HS-8)).

The project area is not located in an earthquake-induced landslide zone. Additionally, most of the project area is generally flat land, and no rainfall-induced landslides or existing landslides are mapped. **No impact** would occur.

Page HS-36 of the General Plan indicates the project area is in a high to moderate area for shrink swell potential. In compliance with Section 1803 of the California Building Code, the applicant submitted a Geotechnical and Soils report prepared by a licensed engineer, Raney Geotechnical, Inc., on October 29, 2024. The engineer report addresses all soil liquefaction when development occurs.

Mitigation: None Required

2.7 b **Less than Significant Impact.** The project site has been previously cleared and graded for farming and agricultural uses. Implementing the subdivision project would not result in temporary soil erosion or the loss of topsoil. The subdivision project does not propose any construction.

Considering the above factors and by submitting an engineered soil report pursuant to the California Building Code, therefore any potential soil impacts or unstable soils would be less than significant when development occurs, and no mitigation would be necessary.

Mitigation: None Required

2.7 c. **Less than Significant Impact.** The project area's soil contains a large amount of clay. The surface and near-surface generally consist of stiff to hard clay with varying clay, silt, sand contents, and interbedded layers of clayey sand within several of the test pits performed at the site. In compliance with the California Building Code, a soil report was prepared by a licensed soil engineer, Raney Geotechnical, Inc., to support future construction. The report shall address any topsoil limitations.

Considering the above factors and by submitting a soil report pursuant to the California Building Code, when development occurs, potential impacts from landslides, lateral spreading, subsidence, or unstable soils would be less than significant, and no mitigation would be necessary.

Mitigation: None Required

2.7 d Less than Significant Impact. Expansive soils are soils that expand when water is added and shrink when they dry out. The soil in the project area consists of stiff to hard clay with varying clay, slit, sand contents, and interbedded layers of clayey sand, which have some building limitations.

According to the soil-engineered report, near-surface clay soils can exert significant expansion pressure on building foundations, interior floor slabs, and exterior flatwork. The report presents specific recommendations to reduce the effect of expansive soils when construction occurs, including post-tensioned (PT) foundations, deepened foundations, pre-saturation of the slab subgrade, and reinforcement of floor slabs are presented in the report. Best Management Practices (BMPs) will be used throughout all future construction activities.

Considering the above factors and the submitted engineered soil report pursuant to the California Building Code, therefore potential impacts from soil expansions when development occurs are less than significant, and no mitigation would be necessary.

Mitigation: None Required

2.7 e Less than Significant Impact. The subdivision would allow five new residential structures. Any future septic systems shall be reviewed by the Solano County Department of Public Health, Division of Environmental Health, which will determine the appropriate design standards in accordance with all applicable regulations.

The soil in the project area is characterized as stiff hard clay with varying clay, slit, sand contents, and interbedded layers of clayey sand. Therefore, the impacts of any future septic tanks are anticipated to be less than significant.

Mitigation: None Required

2.7 f No Impact. The project site has already been disturbed by agricultural operations, and there are no known paleontological resources, sites, or unique geologic features on the site. No impact is anticipated.

Mitigation: None Required

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"/>

Environmental Setting: Title 14 CCR Section 15064.4 establishes specific guidelines for determining the significance of impacts from greenhouse gas emissions. Lead agencies may choose to quantify greenhouse gas emissions resulting from a project or rely on a qualitative analysis or performance-based standards.

Solano County and Yolo-Solano Air Quality Management District (YSAQMD) have adopted a Climate Action Plan (June 7, 2011), consistent with CEQA thresholds of significance for criteria air pollutants and GHGs and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project's emissions would be cumulatively considerable. According to YSAQMD, these CEQA thresholds of significance are the same as those adopted by the Bay Area Air Quality Management District (BAAQMD) with noted exceptions.

The California Emissions Estimator Model (CalEEMod) is a tool that can be used to quantify ozone precursors, criteria pollutants, and greenhouse gas emissions from construction and operation of development in California. The model is published by the California Air Pollution Control Officers Association.

In California transportation is the largest sector of GHG emissions, many reduction strategies and applicable transportation and land use plans focus on reducing vehicle miles traveled (VMT) and making transportation more efficient to reduce GHG emissions. The proposed subdivision project shall comply with Solano County's adopted climate action plan and generate under the threshold of significance for Vehicle Miles Traveled (VMT); therefore, impacts to GHG emissions as they relate to transportation impacts would be less than significant.

Impacts Discussion:

2.8 a Less than Significant Impact: No direct impacts would occur. Indirect impacts due to the future development of residential structures are speculative. Cumulative impacts due to the incremental construction of structures were addressed when the General Plan classification was applied to the site and analyzed as part of the 2008 General Plan Final EIR.

Mitigation: None Required

2.8 b. Less than Significant Impact: No direct impact would occur. As proposed, the subdivision project would not conflict with any plan, goals, or policies of the Solano County General Plan, intended to reduce, or indirectly reduce Green House Gas (GHG) emissions. The project site would create greenhouse gas emissions from the generation of electricity for future residential development and vehicle trips. Solid waste would make up a small amount of the total generation of greenhouse gas emissions. The proposed project is expected to comply with Solano County's adopted climate action plan and generate under the threshold of significance for Vehicle Miles Traveled (VMT).

Mitigation: None Required**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 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 checked="" type="checkbox"/>	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Environmental Setting: California Health and Safety Code (HSC) Section 25501 defines “hazardous materials” as a material that, *“because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.”* The use, storage, and transport of hazardous materials are regulated by the California Department of Toxic Substances Control (DTSC) as provided by Title 22 California Code of Regulations Section 66001, et seq. Unless specifically exempted, it is unlawful for any person to transport hazardous waste unless the person holds a valid registration issued by DTSC.

Construction activities often involve the use of oils, fuels, solvents, gasoline, lubricants, and paint. These and other materials may be classified as hazardous materials. Commercial or residential operations may also involve hazardous materials, particularly cleaning supplies, batteries, and electronics. Agricultural operations and landscaping may include hazardous materials such as fertilizer and pesticides.

The California Environmental Protection Agency (CalEPA) maintains several data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements, including:

- List of Hazardous Waste and Substances sites from DTSC EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database.
- List of Solid Waste Disposal Sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit (from CalEPA’s website).
- List of “active” CDO and CAO from the State Water Board.
- List of Hazardous Waste Facilities subject to corrective action pursuant to CA HSC §25187.5 as identified by DTSC (from CalEPA’s website).

The California Department of Forestry and Fire Protection (CALFIRE) has established Fire Safe Regulations for certain projects in the State Responsibility Area. CALFIRE designates areas of the County into fire severity zones, which informs recommendations for land use agencies and planning. Several fire agencies serve the Local Responsibility Areas in Solano County and have established fire safety regulations for development.

The California Department of Forestry and Fire Protection divides the County into fire severity zones. These maps are used to develop recommendations for local land use agencies and for general planning purposes.

Impacts Discussion:

2.9 a-b. **Less than Significant impact:** The proposed project is an agricultural development that does not involve the routine transport, use, or disposal of hazardous waste. Nominal amounts of hazardous material like fuels and other construction materials are routinely used during construction processes. The transport and use of these materials would be temporary and at concentrations that do not pose a significant health risk. Household products and construction tools are expected to meet applicable local, state, and federal requirements for hazardous materials. The construction of the subdivision improvements would not be a source of hazardous emissions. Any future residential construction must comply with California Occupational Safety and Health Administration (OSHA) regulations.

Mitigation: None Required

2.9 c. **No Impact:** The project is not within one quarter of an existing or proposed school.

Mitigation: None Required

2.9 d. **No Impact:** The project site is not included in any of the lists compiled pursuant to Government Code Section 65962.5.

Mitigation: None Required

2.9 e. **No Impact:** The site is not within an airport land use plan influence area, not within two miles of a public airport and not near a private landing strip. The nearest airport is Davis University Airport, over five (5) miles northeast of the project site. No hazardous materials should be released through transport in this proposal. The project shall not impair the implementation of the adopted emergency evacuation plan.

Mitigation: None Required

f. **No Impact:** Direct impacts would not occur. Indirect future development is unlikely to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project has direct access to a publicly maintained road. Setback requirements and existing easements would prevent the construction of a structure that would impair the ability to move through the lot in the event of an emergency.

Mitigation: None Required

g. **No Impact:** The project site is bordered by agricultural uses. Irrigated agricultural land is less susceptible to wildland fires than grazing lands. Orchards, field crops and developed parcels have minimal fire risk due to plants' moisture content. No hazardous materials would

be transported or emitted for the project. The project does not contain existing hazardous materials and is not in the airport land use plan. The site is not near any public schools and does not interfere with Solano County adopted Operational Emergency Response Plan. Future developments will be subject to review by the Solano County Fire Department. The subdivision would not expose people or structures to significant risks associated with wildland fire, and no impact shall result from the proposed project.

Mitigation: None Required

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
4)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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Environmental Setting: Regulatory agencies include the State Water Resources Control Board (SWRCB) and the Regional Quality Control Board (NCRWQCB). The State Water Resources Control Board is responsible for implementing water quality standards in California. Water Code Section 13050(d) states: “*Waste includes sewage and any other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature before, and for purposes of, disposal.*” Typical activities and uses that affect water quality include, but are not limited to, discharge of process wastewater from factories, confined animal facilities, construction sites, sewage treatment facilities, and material handling areas that drain into storm drains. Certain activities may require a Construction General Permit from SWRCB.

Water Code Section 1005.1 defines groundwater as water beneath the ground's surface, whether or not flowing through known and definite channels. Both surface water and groundwater define a watershed, moving from higher to lower elevations. In Solano County, groundwater is the main source for municipal and individual domestic water systems.

The project site is in the greater Sacramento Valley Groundwater Basin, specifically the Solano Subbasin (California Department of Water Resources 2004). The subbasin is considered a medium priority basin. Five Groundwater Sustainability Agencies in the Solano Subbasin developed a single Groundwater Sustainability Plan to manage groundwater in the Subbasin (Luhdorff & Scalmanini Consulting Engineers 2021). Groundwater recharge is primarily from rivers and streams draining the Sierra Nevada and the Coast Ranges, and infiltration of precipitation and surface water applied for irrigation (Bennett et al. 2011). Groundwater conditions in the Solano Subbasin are generally stable. Short-term groundwater level fluctuations from spring to fall with rising levels occur in response to groundwater recharge during the winter and lowering levels in the fall result from increased seasonal groundwater demands during the summer. Longer-term trends in groundwater levels are associated with changing hydrologic conditions (i.e., wet and dry periods). Groundwater in the Solano Subbasin is considered to be of generally good quality, and useable for both domestic and agricultural purposes (California Department of Water Resources 2004**Error! Bookmark not defined.**). In the study area, one or more trace elements were detected at high and medium concentrations of the primary aquifers in about 30 percent and 24 percent, respectively. Arsenic and boron were the two trace elements that were most frequently detected at concentrations greater than benchmarks (Bennett et al. 2011).

The National Flood Hazard Layer maintained by the Federal Emergency Management Agency (FEMA) can be used to review project impacts from flooding. The Department of Water Resources Division of Safety of Dams (DSOD) reviews and approves inundation maps prepared by licensed civil engineers and submitted by dam owners for hazardous dams and appurtenant structures. These maps are based on a hypothetical failure of a dam or appurtenant structure. DSOD maintains a web map that displays this information.

Impacts Discussion:

2.10 a. Less Than Significant Impact with Mitigation: The proposed project is not expected to violate any water quality standards or waste discharge requirements or substantially degrade water quality. The majority of the project site has been previously graded and leveled; however, the proposed project would disturb more than one acre through the construction of improvements to serve the project. Consequently, the applicant would be required to obtain a General Construction Activity Storm Water Permit from the SWRCB for stormwater discharges associated with construction activities, which would require the implementation of a SWPPP. The SWPPP must contain BMPs to reduce soil erosion and protect against stormwater runoff.

Because the project is proposing more than 5,000 square feet of new impervious surface, the applicant must also comply with the County's MS4 Storm Water Permit by implementing site design, source control, runoff reduction, and stormwater treatment. This is enforced by the Solano County Department of Public Works, Roads Division.

Conformance with the State's General Construction Permit, the County Stormwater Ordinance, and **MM HYD-1** would ensure the project would not violate any water quality standards or waste discharge requirements and would not otherwise substantially degrade surface water or groundwater quality. Therefore, impacts would **be less than significant with mitigation** incorporated.

2.10 b-e. Less than Significant Impact: The applicant proposes to subdivide four (4) existing parcels of cattle grazing and row crops, totaling 426 ± acres, into ten (10) agricultural lots, over 41 ± acres each (see table 1) for high-value row crops, and five (5) residences for the commercial farming use of the property. If the subdivision is approved, it would allow for the construction of five new single-family homes to support agricultural uses. Future developments shall comply with any water quality standards or wastewater discharge and be subject to review by the Solano County Environmental Health Services Division for approval.

Water usage for the proposed subdivision project will not substantially increase from construction of the five homes.

The proposed access easement and improvements would increase the impermeable surface area on-site of the new impervious surface. This amount of impermeable surface area would not substantially interfere with groundwater recharge. The project will not result in substantial erosion or siltation on or offsite. The contractor must have a SWPPP and WPCP plan in place before construction. A proper BMP shall be implemented for future construction to protect water quality and prevent any discharges to nearby drainages. The Solano County building inspectors will be on-site to ensure compliance.

The project sites are in FEMA flood zone A. Per Solano County Building Services Division, all future development in the flood zone shall meet the following requirements: Top of finished floor elevation of the structures must be located 3 feet above the highest adjacent grade; a preconstruction elevation certificate to establish the minimum finished floor elevation; A post-construction elevation certificate will also be required for verification before final inspection. (Solano County Code, Chapter 12.2, Article V, Section 12.2-50).

The Project site is inland and not at risk of tsunami inundation. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Flooding from a seismically induced seiche is unlikely in the area. The subdivision is not located at the base of a hill and the surrounding area is developed for agricultural use. The Project site would not be subject to inundation by mudflow.

Mitigation: None Required

The following mitigation measures are required for Impact 2.10 a.

Mitigation Measures:

MM 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:

1. 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.
2. 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.
3. 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.

4. The following Best Management Practices are recommended for inclusion in the SWPPP:

- Grading activities shall be limited to the immediate area required for construction.
 - 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.
 - Construction activities shall be scheduled to minimize land disturbance during peak runoff periods to the extent feasible.
 - Disturbed areas shall be paved, re-vegetated, and/or stabilized following construction activities.
 - A spill prevention and countermeasure plan shall be developed that identifies proper storage, collection, and disposal measures for potential pollutants used on-site.
 - Petroleum products shall be stored, handled, used, and disposed of properly in accordance with provisions of the CWA (33 USC §§ 1251 to 1387).
 - Construction materials shall be stored, covered, and isolated to prevent runoff loss and contamination of surface and groundwater.
 - Fuel and vehicle maintenance areas shall be limited to the impact area. Sanitary facilities shall be provided for construction workers.
- To minimize dust generation during construction, soil will be wet with water prior to ground disturbance as needed.
- Generated waste shall be properly disposed of.

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: All lands within the unincorporated portions of Solano County are regulated by the General Plan and zoning ordinance. Discretionary projects are referred to several agencies with jurisdiction over aspects of the project as well as other interested parties. The project site has been in agricultural use in the past and is surrounded by agricultural lands.

Impacts Discussion:

2.11 a. **No Impact:** No direct impact would occur. Potential future development must occur on one of the resulting lots, which would not divide an established community if carried out under standard zoning regulations such as setbacks and height limits.

Mitigation: None Required

2.11 b. **No Impact:** The General Plan, Division of Land Regulations, and Zoning Ordinance contain policies and regulations aimed at avoiding or mitigating environmental impacts. The Project is consistent with applicable regulations as described elsewhere in this document. The project includes a designation of Agriculture in the General Plan and the Zoning is Agriculture A-40. The primary use of the sites will remain in agriculture. Constructing one single family home per 40-acre parcel is an allowed use by right. The project is consistent with the General Plan and Zoning Ordinance.

Mitigation: None Required**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: The Surface Mining and Reclamation Act (SMARA) of 1975 provides a comprehensive surface mining and reclamation policy to ensure that adverse environmental impacts are minimized, and mined lands are reclaimed to a usable condition. SMARA also encourages the production, conservation, and protection of the state's mineral resources. SMARA requires the State Mining and Geology Board to adopt policies for the reclamation of mined lands and the conservation of mineral resources. SMARA also directs the State Geologist to identify and map non-fuel mineral resources of the state to show where

economically significant mineral deposits occur and where they are likely to occur based on the best available scientific data.

Impacts Discussion:

2.12 a-b. **No Impact:** No direct impacts occur. The site does not contain any known mineral resources of value.

Mitigation: None Required

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: Acceptable levels of noise vary depending on the land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment. Solano County relies principally on standards in its Public Health and Safety Chapter of the General Plan, its Zoning Ordinance, and other County ordinances to evaluate noise-related impacts of development. Land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise sensitive.

Impacts Discussion:

2.13 a. Less than Significant Impact: The standards in Table HS-3 within the Public Health and Safety Chapter of the Solano County General Plan indicate a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses and less than 60 dBA for residential land uses. The nearest sensitive receptor in the agricultural zones is at an existing residence over 200 feet east of the project site. Therefore, short-term construction activities would periodically increase ambient, ground borne vibration, or ground borne noise levels at the project site and vicinity but would subside once construction is completed. Compliance with Solano County's noise standard would ensure there is no effect on the community, and other adverse impacts on the health, safety, and welfare of the vicinity.

Mitigation: None Required

b. Less than Significant Impact: No direct impacts would occur. Construction of structures is not expected to create substantial noise beyond the standards outlined in the General Plan. Some temporary noise impacts may occur, but existing regulations limiting allowable noise would restrict construction noise. Operation is not expected to be a significant new source of noise and will be compatible with adjacent ongoing agricultural operation.

Mitigation: None Required

c. No Impact: The project is not near a private airstrip, public airport, or within an airport influence area.

Mitigation: None Required**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting: The most recent census for Solano County was in 2020, with an estimated population of 453,491. The County has undergone cycles of population boom followed by

periods of slower growth. For example, the County population increased about 28 percent between 1950 and 1960 but barely grew from 2010 to 2020. Population growth slowed further from 2020 to 2023, increasing only 9.7 percent.

Impacts Discussion:

2.14 a. Less than Significant Impact: The proposed project is proposing to subdivide four parcels into ten parcels and proposes the construction of five (5) future residential units. It should be noted that while not proposed at this time, an additional five (units) would be allowed on the additional five agricultural lots. This could result in buildout of ten homes. This would be consistent with the allowable General Plan and zoning district and would not induce substantial population growth in the area. The project site is zoned Exclusive Agriculture (A-40) and will remain A-40 for use in the Solano County Zoning Ordinance.

No existing public infrastructure or new infrastructure with the capacity to serve areas beyond the project site would be affected, constructed, or removed.

Mitigation: None Required

2.14 b. No Impact: The project proposes to create five single-family homes. This would not displace existing housing, nor would the Project displace any existing people. An additional five homes could be built on the remaining five parcels created by the subdivision (allowed by right under the zoning district) but are not proposed by the project.

Mitigation: None Required

2.15 PUBLIC SERVICES

Checklist Items: Would the project 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:		Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
1)	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2)	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Solano County Office of Emergency Services (OES) is the primary local coordination agency for emergencies and disasters affecting residents, public infrastructure, and government operations in the Solano County Operational Area. Fire

protection services are provided by the California Department of Forestry and Fire Protection (CALFIRE) or one of several local fire districts. Police protection is provided by the County Sheriff, California Highway Patrol, or city police. Several school districts and parks are located throughout the County. Other public facilities include roads, libraries, water and sewage treatment plants, airports, and animal control facilities. Projects may have an impact if they cumulatively contribute to significantly increased demand for public services such that new facilities would be required.

Impacts Discussion:

2.15 1. **No Impact:** Implementation of the proposed project would result in the future construction of five (5) single-family residences. An additional five homes could be built on the remaining five parcels created by the subdivision (allowed by right under the zoning district) but are not proposed by the project at this time. The Dixon Fire Protection District imposes requirements for new buildings constructed for the project site, including plan checks, address identification, access requirements, and fire flow requirements. Compliance set forth by the Fire District would be required as conditions of approval and would reduce fire risk and hazard to levels found acceptable by the Dixon Fire Protection District. There would be no increase or change in the demand for fire services that would require the provision of new or physically altered fire facilities.

Mitigation: None Required

2.15 2. **No Impact:** The site would be served by the Sheriff's department and the nearest police station is the Davis Police Department over 4± miles to the north. Implementation of the proposed project would result in the future construction of five (5) single-family residences. An additional five homes could be built on the remaining five parcels created by the subdivision (allowed by right under the zoning district), but are not proposed by the project.

The potential addition of up to ten (10) residential structures would induce minimal population growth that was previously addressed when the Exclusive Agricultural (A-40) land use classification and zoning district were applied to the site in the General Plan Update Final EIR. Therefore, the project is not expected to require the provision of new police facilities.

Mitigation: None Required

2.15 3. **No Impact:** The site is within the Davis Unified School District. The potential addition of up to five (5) residential structures and an additional five homes could be built on the remaining five parcels created by the subdivision (allowed by right under the zoning district), but are not proposed by the project at this time. would induce minimal population growth that was previously addressed when the Exclusive Agricultural (A-40) land use classification and zoning district were applied to the site in the General Plan Update Final EIR. Therefore, the project is not expected to require the provision of new school facilities.

Mitigation: None Required

2.15 4. No Impact: The addition of up to five (5) residential structures (and potential for another five structures allowed under the zoning district) would induce minimal population growth that was previously addressed when the Exclusive Agricultural (A-40) land use classification and zoning district were applied to the site in the General Plan Update Final EIR. Therefore, the project is not expected to require the provision of new park facilities.

Mitigation: None Required

2.15 5. No Impact: The addition of five (5) residential structures (and potential for another five structures allowed under the zoning district) would induce minimal population growth that was previously addressed when the Exclusive Agricultural (A-40) land use classification and zoning district were applied to the site in the General Plan Update Final EIR. Therefore, the project is not expected to require the provision of new public facilities.

Mitigation: None Required**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 facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting: The County of Solano manages a variety of public recreation areas. Grasslands Regional Park which is located approximately a quarter mile east of the project site, is located within Yolo County. Additionally, Solano County is host to a variety of state parks, reserves, and other state-protected areas used for recreation.

Impacts Discussion:

2.16 a. Less Than Significant Impact: The addition of five residences and potential addition of up to five (5) additional residential structures allowed by the zoning district would induce

minimal population growth and need for recreation facilities that was previously addressed when the Exclusive Agricultural (A-40) land use classification and zoning district were applied to the site in the General Plan Update Final EIR. Therefore, the project is not expected to require the provision of new park facilities.

Mitigation: None Required

2.16 b. Less Than Significant Impact: No recreational facilities are proposed as part of the Project. The Project would not require the construction or expansion of recreational facilities because while it would add incremental demand, the demand would not require the provision of new park facilities.

Mitigation: None Required

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting: CEQA Guidelines Section 15064.3 recommends “*specific considerations for evaluating a project’s transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, “vehicle miles traveled” refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel.*” This section details appropriate methods for determining the significance of transportation impacts.

According to the 2018 Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, *“many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”*

Impacts Discussion:

2.17 a. **Less Than Significant Impact:** The proposed subdivision would not conflict with any plan, ordinance, or policy regarding transportation as no major physical aspects of the subject parcel are intended to change. The project shall secure and abide by the conditions of an encroachment permit with the Department of Transportation for any work within the Public Right-of-Way.

Mitigation: None Required

2.17 b. **Less Than Significant Impact:** The project does not conflict or would not be inconsistent with CEQA Guidelines § 15064.3 subdivision (b). The vehicle miles traveled (VMT) will not increase, as the project will not add lanes that would create additional road capacity and the construction of five homes and an additional five homes that could be built on the remaining five parcels created by the subdivision (allowed by right under the zoning district), but are not proposed by the project at this time would not result in significant increase in traffic. The vehicle trips generated during the road's construction would be temporary and short-term.

Mitigation: None Required

2.17 c. **No Impact:** The improvements must conform to Solano County Road and Development Standards. The project proposed no hazards to any designed features, no sharp curves, dangerous intersections, or incompatible uses. No changes to the existing access for farm equipment.

Mitigation: None Required

2.17 d. **No Impact:** No direct impacts would occur. The construction of driveway approach improvements would benefit emergency access by establishing a consistent surface between the County Road and the private lot, thereby reducing potential impacts to emergency vehicles accessing the lot, or damage to the County Road from emergency vehicles accessing the lot.

Mitigation: None Required

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: Assembly Bill (AB) 52, a law signed by then-Governor Jerry Brown in 2014, amended CEQA to require tribal cultural resources to be considered as potentially significant cultural resources under the CEQA environmental review processes. The procedures under AB 52 offer tribes an opportunity to take an active role in the CEQA process in order to protect tribal cultural resources. Pursuant to AB 52, if a Native American identifies tribal cultural resources within a project site, the Native American shall contact the local Lead Agency.

As described in Section 2.5, Cultural Resources, the Native American Heritage Commission (NAHC) was contacted via email in December 2024. This letter included a map depicting the project area and surrounding vicinity and requested an SLF search, along with a list of contact information for Native American community representatives who might have an interest in, or concerns with, the proposed Project. The NAHC responded, noting that no previously documented culturally significant properties were known to be present within or near the project area.

Impacts Discussion: On April 16, 2023, Yocha Dehe representative Eric Hernandez met with County and Consultant staff to discuss the project. Mr. Hernandez indicated he did not have concerns about the project and requested that the two mitigation measures found in the Cultural Resources section of this MND be included (Mitigation Measure Cul-1 and Cul-2).

a. Less Than Significant Impact with Mitigation: The project site has been historically disturbed by agricultural practices. No tribal or historical resources have been identified on the project site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s).

Mitigation Measures: See MM Cul-1 and MM Cul-2 above.

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 relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting: This section addresses the potential for increased demand on utilities and service systems that serve or are otherwise impacted by the Project. As described above, the project will rely on irrigation water, wells and septic systems to support the agricultural and rural residential uses.

Impacts Discussion:

2.19 a. **Less than Significant Impact:** The project would result in individual domestic wells for each of the five proposed residential lots. Per Solano County, the entire project area, all five existing parcels and resulting five additional lots, reside within “D” water abundant zone according to US Geological Service Mapping, “1972 Water Bearing Rocks in the San Francisco Bay Region”. The area has sufficient water quantity and yield for residential use. Ministerial construction permits and plans would be reviewed and issued by the Solano County Division of Environmental Health.

The proposed stormwater drainage would be constructed in compliance with the County’s MS4 permit and reviewed and approved by the Division of Public Works. Also, each of the ten proposed residential lots in the project would be served by an individual Onsite Wastewater Treatment Systems (OWTS) on each lot. Soils vary by project location, and some soils are not optimal for successful operation of an OWTS because the site contains only limited soils. The proposed systems shall be reviewed by the Solano County Division of Environmental Health (EH).

All on-site sewage disposal systems to be constructed shall conform to Solano County EH minimum design standards for on-site sewage disposal systems to ensure that each of the proposed OWTS would operate to avoid adverse effects on water quality.

Mitigation: None Required

2.19 b. **Less than Significant Impact:** The proposed subdivision proposes the construction of five residences (and an additional five residences could be constructed on the remaining five parcels) which would require potable water supplied by new wells permitted and constructed to Solano County Division of Environmental Health standards and is not anticipated to exceed groundwater demand

Mitigation: None Required

2.19 c. **No Impact:** The project site is not currently served by a wastewater treatment provider, nor is it planned to be served by a wastewater treatment provider in the future. The site would be served by septic systems permitted through Solano County Environmental Health. No impact on a wastewater treatment provider would result from project implementation.

Mitigation: None Required

2.19 d. and e **No Impact:** The proposed subdivision would generate a minimal amount of solid waste for the five residential lots (and potential additional five residences allowed under

the zoning district). Development of the site shall be consistent with the General Plan and would need to comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation: None Required

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting: As noted on the County’s website, the County Emergency Operations Plan (EOP), which complies with local ordinances, state law, and stated and federal emergency planning guidance, serves as the primary guide for coordinating and responding to all emergencies and disasters within the County. The purpose of the County EOP is to “facilitate multi-agency and multi-jurisdictional coordination during emergency operations, particularly between Solano County, local and tribal governments, special districts as well as state and Federal agencies”.

Per the Solano County General Plan, the project is not located within a Cal Fire Hazards Severity Zones or State Responsibilities Areas map. The project is not located in the California Board of Forestry and Fire Protection’s (CAL FIRE) State Responsibility Area.

Impacts Discussion:

2.20 a. **No Impact:** Development of the subdivision and residential structures is unlikely to impair an emergency response plan or an emergency evacuation plan because they would not block Tremont Road and Mace Blvd, which serves as an evacuation route.

Mitigation: None Required

2.20 b. **No Impact:** The project location area does not contain steep slopes or high vegetation, and although construction of the project will alter the existing site topography, it will not increase susceptibility to wildfire hazards in the area.

Mitigation: None Required

2.20 c. **No Impact:** Development would be required to comply with applicable building codes and fire district requirements, which would minimize wildfire risk and impacts to the environment.

Mitigation: None Required

2.20 d. **No Impact:** Development would be required to comply with applicable building codes and fire district requirements. The project would not expose people or structures to significant risk.

Mitigation: None Required

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

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

Discussion: Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed and determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short-term goals to the disadvantage of long-term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

a. Less than Significant Impact with Mitigation Incorporated. The project site contains habitats that were identified as potentially suitable for special-status wildlife species. Impacts on special-status plant and wildlife species would be less than significant with the implementation of MM BIO-1 through MM BIO-3 and MM HYD-1. Therefore, the project would have a less than significant impact on biological resources

b. Less than Significant Impact with Mitigation Incorporated: When project impacts are considered along or in combination with other impacts, the project-related impacts may be significant. Construction and operation of the project would contribute to cumulative impacts related to agricultural resources, biological resources, hydrology, and water quality. Mitigation measures have been incorporated into the project to reduce project-related impacts to a less than significant level. Based on the implementation of Mitigation Measures MM BIO-1 through MM BIO-3, and MM HYD-1, the cumulative effects of the proposed project would be less than significant

c. Less than Significant Impact: As discussed in Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire of this document, compliance with local, state, and federal regulations would pre-empt the potential for significant adverse effects on humans. Therefore, the proposed project would not result in a Mandatory Finding of Significance related to environmental effects that could cause substantial adverse effects on humans.

FINDINGS: The proposed project would have a **Less than Significant Impact with Mitigation Incorporated** on Mandatory Findings of Significance. Mitigation measures have been outlined above.

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment. 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.

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

5.0 RESOURCES USED AS REFERENCE

Acorn Environmental. Aquatic Resources Delineation for Realized Dreams Ranch, LLC. Prepared April 2025.

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The Jepson Manual: Vascular Plants of California, second edition, thoroughly revised and expanded. University of California Press, Berkeley, California. 1,600 pp.

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Calflora. 2025. Calflora, the on-line gateway to information about native and introduced wild plants in California. Available at: <http://calflora.org/>.

California Department of Conservation California Geological Survey. (2018). *Earthquake Fault Zones. Special Publication 42. Retrieved from* https://www.conservation.ca.gov/cgs/documents/publications/specialpublications/SP_042-a11y.pdf

California Department of Conservation – State Mineral Resources Map

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