

**DEPARTMENT OF RESOURCE MANAGEMENT**

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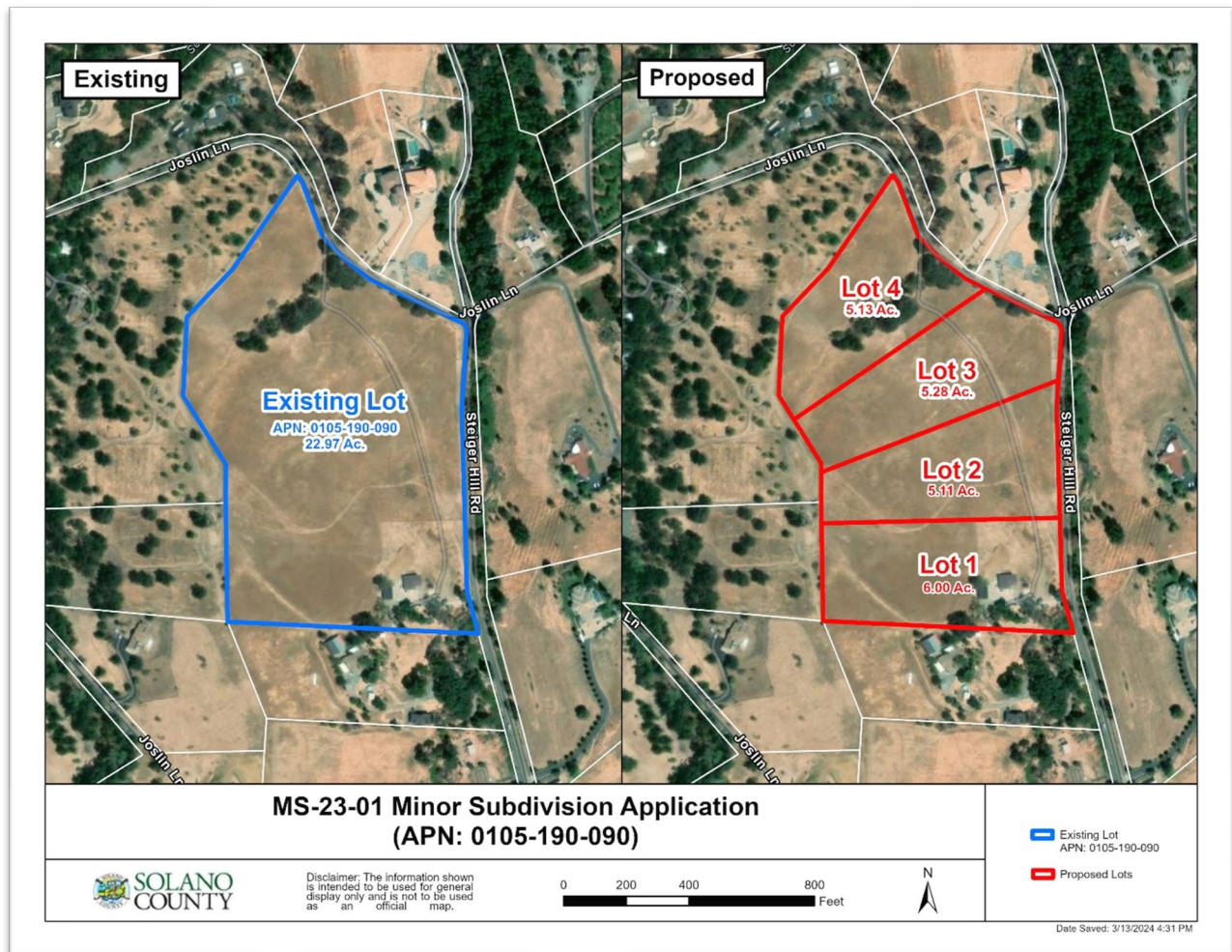
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Planning Services Division

**ZONING ADMINISTRATOR  
Staff Report**

<b>Application No.</b> MS-23-01 <b>Project Planner:</b> Jeffrey Lum		<b>Meeting of May 16, 2024</b>	
<b>Applicant:</b> Tony Alcala 102 Vine Street Vacaville, CA 95688		<b>Property Owner:</b> Marco Delcampo NorCal Properties Management LLC 102 Vine Street, Vacaville, CA 95688	
<b>Action Requested:</b> Approval of Minor Subdivision MS-23-01 to subdivide 22.97 acres in to four (4) lots. The property is located at 7061 Steiger Hill Road, southwest corner of Joslin Lane and Steiger Hill Road, within unincorporated Vacaville, and within the Rural Residential 2.5-acre minimum Zoning District, APN: 0105-190-090			
<b>Property Information</b>			
Size: 22.97 acres		Location: 7061 Steiger Hill Road	
APN: 0105-190-090			
Zoning: RR 2.5		Land Use: Residential	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Individual Septic Systems and Proposed Public Water by Rural North Vacaville Water District		Access: Joslin Lane and Steiger Hill Road	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential	RR - 2.5	Rural Residential
<b>South</b>	Rural Residential	RR - 5	Rural Residential
<b>East</b>	Rural Residential	RR - 5	Rural Residential
<b>West</b>	Agriculture	A - 20	Agriculture
<b>Environmental Analysis</b> A Mitigated Negative Declaration (MND) was prepared, circulated, and adopted in April 2021. The proposed project is substantially consistent with the project description in that MND and no further CEQA analysis is required, as discussed below..			
<b>Motion to Approve</b> The Zoning Administrator determines that the adopted Initial Study/Mitigated Negative Declaration remain applicable and does hereby APPROVE Minor Subdivision Application No. MS-23-01.			

### LOCATION MAP:



### BACKGROUND:

The project site, identified by Assessor's Parcel Number (APN) 0105-190-090, covers an area of approximately 22.97 acres and is situated at the southwest corner of Joslin Lane and Steiger Hill Road. The project site is zoned Rural Residential (RR 2.5), with a 2.5-acre minimum lot size requirement.

On October 21, 2021, the Solano County Zoning Administrator approved Minor Subdivision Application No. MS-20-02, proposing the subdivision of the aforementioned property into four residential lots, each exceeding the size of five acres. The decision was conditioned that a final parcel map be recorded within twenty-four (24) months from the date of approval of the Tentative Subdivision Map, consistent with the County's Subdivision Ordinance. However, the applicant did not record the Parcel Map within the required 24-month period following approval and failed to request an extension in compliance with Solano County Subdivision Ordinance Section 26-98.2, leading to the expiration of the Tentative Subdivision Map.

### PROJECT DESCRIPTION:

As a result of the expired Tentative Subdivision Map, the applicant has resubmitted a Minor Subdivision Application, seeking Zoning Administrator reapproval to proceed with the minor subdivision of the 22.97-acre parcel into four lots, in accordance with the original plan approved by

the Zoning Administrator. The resubmission reflects the applicant's intent to adhere to the original subdivision layout, which includes the creation of the following lots: Lot 1: 6 acres, Lot 2: 5.1 acres, Lot 3: 5.3 acres, and Lot 4: 5.1 acres.

### **LAND USE CONSISTENCY:**

The property is designated Rural Residential 1-10 acres per dwelling unit, in the General Plan and zoned Rural Residential 2.5 acre minimum. The project proposes overall density of one dwelling unit per 5.74 acres and parcel sizes exceed 2.5 acres. Approval of the resubmitted subdivision application is consistent with the General Plan and Zoning.

### **Access:**

The property has frontage on Joslin Lane and Steiger Hill Road. Right-of-way dedication for 35-foot half-width right of way for both roads and public street improvements are required for the entire frontage consistent with County Road Improvement Standards and consistent with County Subdivision Ordinance and current Fire Safe Standards. Dedication and improvements are required prior to final map recordation. Driveway locations are limited to one per parcel, in order to minimize ingress and egress conflicts.

### **Water supply:**

The Rural North Vacaville Water District (RNVWD) has issued an updated Will Serve letter on February 27, 2024, which reaffirms the availability of water for the project by confirming the sale of four (4) water rights. This confirmation comes as a condition of the tentative map approval, ensuring that the subdivision will have access to adequate water resources to meet its needs. Additionally, the Solano Local Agency Formation Commission (LAFCO) has annexed the project site into the RNVWD as of February 14, 2022 reaffirming that water service will be provided by RNVWD.

### **Sewage Disposal:**

The Environmental Health Services Division has conducted a review of the resubmitted soils report for the subdivision. In accordance with Solano County Code Chapter 6.4-35(d), a declaration will be included on the Parcel Map indicating that, based on site and soil evaluations received to date, alternative or engineered septic systems are required for Proposed Lots #1, 3, and 4.

### **State Fire Safety Rules and Regulations:**

The property is located within the CalFire State Responsibility Area and is designated high risk. The area is predominantly rural residential and was spared from the 2020 Sonoma Lake Napa Unit (LNU) Lightning Fire Complex.

The project is located within the Vacaville Fire Protection District (VFPD), approximately 1.5 miles west of the existing Fire Station at 4135 Cantelow Road. A fire hydrant is located on the corner of Steiger Hills Road and Joslin Lane. County Fire Safe Regulations require siting new structures a minimum of 1000 feet from an existing fire hydrant, a minimum of 30-foot wide setback along the property lines and maintain 100-foot wide defensible space/fire break around all buildings. The tentative parcel map complies with the standards, and requirements such as fire-resistant building materials, signage, building numbering and addresses, and driveway turnouts will be verified during building construction. Compliance with Fire Safe Regulations will minimize risks.

The project will be conditioned to follow State Responsibility Area Guidelines for driveway construction and Wildland-Urban interfaces construction materials. Applicant must follow VFPD guidelines for new construction to meet VFPD requirements.

### **ENVIRONMENTAL ANALYSIS (CEQA)**

Upon review, the Planning Division has determined that the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND), prepared in April 2021, remains valid for the current project application. This determination is based on a thorough assessment confirming that there have been no substantial changes to the project, no significant changes in surrounding circumstances, and no new information of substantial importance that would necessitate a new environmental review under the California Environmental Quality Act (CEQA). The project, as currently proposed, does not introduce new significant environmental impacts nor does it increase the severity of previously identified impacts beyond what was analyzed in the original IS/MND.

### **ATTACHMENTS:**

- A. Draft Resolution and conditions of approval
- B. Tentative Parcel Map
- C. Adopted Initial Study/Mitigated Negative Declaration for MS-20-02 on April 2021
- D. Mitigation Monitoring Plan for MS-20-02
- E. Notice of Determination for MS-20-02 filed October 26, 2021
- F. Updated Rural North Vacaville Water District Will Serve Letter dated Feb 27, 2024

## SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-23-02 of Norcal Properties Management LLC to subdivide 22.97 acres into four(4) lots of five (5) or more acres in size. The property is located at 7061 Steiger Hill Road, southwest corner of Joslin Lane and Steiger Hill Road, within unincorporated Vacaville, and within the Rural Residential 2.5-acre minimum Zoning District, APN: 0105-190-090, and;

**WHEREAS**, said Zoning Administrator has reviewed the report of the Department of Resource Management and the adopted Mitigated Negative Declaration, and heard testimony relative to the subject application at the duly noticed public hearing held on May 16, 2024 and;

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

**The General Plan Land Use Diagram designates the property Rural Residential 1 dwelling unit/2.5 acres – 1 dwelling unit/10 acres. The design of the subdivision allocates appropriate densities consistent with the Rural Residential land use designation. The proposed map remains in consistent with applicable policies of the General Plan.**

2. The design of the proposed subdivision is consistent with the Solano County General Plan.
  - a. **The property is designated by the General Plan for rural residential development, which allows for single family residences and accessory uses. The design of the proposed subdivision, provisions for domestic water supply and wastewater disposal, and the development density satisfy the intent of the General Plan.**
  - b. **As proposed and conditioned, the design of the subdivision remains in conformance with the provisions of Article VII (Design Requirements) of the Solano County Subdivision Ordinance.**
3. The site is physically suitable for the proposed type of development.

**The site as proposed can accommodate the proposed home sites, driveways and individual septic disposal systems.**

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

**The project site can accommodate the proposed subdivision with four (4) primary homes on 22.974 acres, resulting in a development density of one primary dwelling unit per 5.74 acres. The new parcels meet the minimum lot size allowed by zoning.**

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**Staff has reaffirmed the applicability of the previously adopted Mitigated Negative Declaration for the NorCal Properties Minor Subdivision, MS-20-02. Mitigation measures recommended by the adopted Mitigated Negative Declaration are implemented by and incorporated into Conditions of Approval included in this Resolution. With implementation of these recommended mitigation measures, the project will not cause significant adverse impacts to the environment.**

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

**The adopted Mitigated Negative Declaration reviewed the project for possible health or environmental problems and with mitigation as proposed the project will not cause serious public health problems.**

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

**The project as conditioned and as evident on the Parcel Map will not conflict with any public easements.**

8. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

**Each primary single-family residence would utilize on-site septic systems and would not affect any existing community sewer system.**

9. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.
10. The proposed subdivision does not front along a public waterway, public river or public stream and dedication of a public easement along a portion of the bank of the private waterway, river or stream bordering or lying within the subdivision is required.
11. The property or property owner has not entered into contract with Solano County California Land Conservation Act; therefore, the provisions of the California Land Conservation Act do not apply.

12. The project does not involve hazardous waste; therefore, consistency with the County Hazardous Waste Management Plan is not required.

13. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.)

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

15. **In accordance with the California Environmental Quality Act (CEQA), the Department of Resource Management has reaffirmed the applicability of the previously adopted Mitigated Negative Declaration for the NorCal Properties Minor Subdivision, MS-20-02. This document has been reviewed. It has been determined that, with the implementation of the described mitigation measures, all potential significant**

**environmental impacts associated with the project will be reduced to less than significant levels. The accompanying Mitigation Monitoring and Reporting Plan remains in place to ensure the comprehensive implementation of these measures, further substantiating the project's compliance with CEQA.**

**RESOLVED**, the Zoning Administrator reaffirms that the previously adopted Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan prepared for Minor Subdivision Application MS-20-02 remain adequate.

**RESOLVED**, the Zoning Administrator approves Minor Subdivision Application No. MS-23-01 subject to the following conditions of approval:

1. Pursuant to Section 26-98.1 of the Solano County Subdivision Ordinance, a Parcel Map shall be recorded within twenty-four (24) months from the date of approval of the Tentative Subdivision Map. Failure to do so will result in the expiration of the approved Tentative Subdivision Map unless extended pursuant to Section 26-98.2 of the Solano County Subdivision Ordinance.
2. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by RFE Engineering, for Norcal Property Management LLC, received by the Solano County Planning Division on December 18, 2023 except as modified herein.

*Solano County Public Works – Engineering Services Division*

3. Prior to recordation of the Parcel Map, the subdivider shall improve the entire frontage of the proposed property on Steiger Hill and Joslyn Road pursuant to the County Public Road Improvement Standards. Plans shall be submitted for review by the Public Works Engineering Office. The plans shall be in accordance with the Solano County Subdivision Ordinance and current adopted Fire Safety Regulations. The public roadways shall be twenty-four (24 feet) wide with double chip seal surface and shall have four-foot (4 feet) graded shoulders on both sides.
4. Prior to any work within the public right-of-way, the subdivider shall apply, secure and abide by the conditions of an encroachment permit. Driveways must be maintained in such a manner as to prevent soils, rocks, and debris from tracking on to public roads.
5. The subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the private roads(driveways) and access improvements as shown on the tentative map, as well as any onsite grading.
6. A Parcel Map, as defined in the California State Subdivision Map Act and prepared by a licensed land surveyor or civil engineer, showing all easements and parcels shall be filed with the Solano County Surveyor.
7. Subdivider shall dedicate on the map, right-of-way, to the County of Solano, free of encumbrances, necessary to provide a thirty-five (35') foot right-of-way half-width on any side of the road that fronts the subdivision, for the full length of the property within the subdivision boundary along Steiger Hill and Joslin Road.
8. Each parcel/lot shall be limited to one driveway connection to the public road.
9. NOTE ON THE MAP: Each lot is limited to one driveway connection to a public road



10. NOTE ON THE MAP: A grading permit may be required for home construction.
11. NOTE ON THE MAP: Additional Fire Safe regulations may affect future construction on these parcels.

*Environmental Health Division*

12. Per Solano County Code Ch. 6.4-35(d), a declaration shall be provided on the Final Map that states that site and soil evaluation results received to date require the use of an alternative or engineered septic system on Proposed Lots #1, 3, and 4. A conventional septic system may be sited in the tested area on Proposed Lot #2. All alternative septic systems shall be operated, monitored, and maintained in accordance with the standards set forth in Solano County Code Ch. 6.4. A standard system may be provided if future site evaluation demonstrates a standard system can be installed in compliance with the standards set forth in Solano County Code Ch. 6.4.

*Rural North Vacaville Water District (District)*

13. Prior to approval of any maps or plans, the subdivider must be paid current on all accounts and assessments.
14. The subdivider shall have their engineer design the necessary system improvements to accommodate service to each newly created parcel. The District shall review and approve all Improvement Plans.
15. Prior to approval of the Rural North Vacaville District Improvement Plans, the subdivider must pay an inspection deposit. The inspection deposit amount shall be estimated by the District and shall be due in full.
16. The District may require performance and maintenance bonds for newly constructed District facilities. Typical bond requirements are 110% and 50% of the facility construction costs for the Performance Bond and Maintenance Bond, respectively.
17. Prior to Parcel Map recordation and any ground disturbance activities including trenching or homesite development, the subdivider shall secure a Rural North Vacaville Water District and Solano County encroachment permit to conduct work within the public right-of-way and comply with the following:
  - a. Install and complete new water service to each parcel.
  - b. All improvements shall be constructed by the subdivider's contractor and inspected by the Rural North Vacaville Water District.
  - c. Prior to construction and after approval of all plans, the subdivider's engineer shall provide the District with two (2) sets of full-sized improvement plans, three (3) half-sized sets of improvement plan, and one (1) PDF copy of the plan and map sets.
  - d. A preconstruction field meeting must be held with the subdivider, the subdivider's contractor, and Rural North Vacaville Water District staff.
  - e. The subdivider's contractor shall submit material specification sheets for all materials required for the proposed improvements. The District must review and approve the material submittals prior to material procurement.
  - f. The District will furnish, at the subdivider's expense, the meter, pressure regulating valve, and backflow prevention device to be installed by the subdivider's contractor.
  - g. All infrastructure construction shall be completed prior to recordation of the Parcel Map.



18. The Parcel Map shall include the Rural North Vacaville Water District's Statement for District approval and note indicating that the District is a rural drinking water system, New residences may need to provide additional on-site storage for in-house fire protection systems, Hydrants within the district are for the filling of fire department tanker trucks, and there is no guarantee on flow rate or quantity of water available.
19. After approval of Parcel Map, the subdivider's engineer shall provide the District with two (2) copies of the Parcel Map, and one (1) PDF copy of the Parcel Map.
20. All costs for project administration, design, review, construction, inspection, and other work related to the project shall be borne by the subdivider.
21. District GIS files will be updated accordingly, by the District, and at the subdivider's expense.
22. Electronic AutoCAD files are required upon the completion of the project showing "As-Builts" for electronic archiving.

#### *Vacaville Fire Protection District*

23. Builder/owner shall follow SRA Guidelines for Driveway Construction and Wildland Urban Interface Construction Materials. Builder must follow VFPD guidelines for new construction to meet District requirement.

#### *Environmental Mitigation Measures*

#### **24. Mitigation measure Bio – 3A (Swainson Hawk) Pre-construction Surveys:**

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the following pre-construction surveys; and submit copies of the report to the Department of Resource Management and CDFW:

- a. If Project activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work on this Project, the project proponent shall hire a qualified biologist to conduct surveys according to the *Recommended timing and methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*.<sup>3</sup> Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP. CDFW Bay Delta Region staff is available to provide guidance on the ITP application process. A copy of the survey shall be submitted to the Department of Resource Management.

#### **25. Mitigation measure Bio-3B (Swainson Hawk) – Loss of Foraging Habitat:**

Loss of foraging habitat shall be mitigated at the appropriate ratio following CDFW's (then

Fish and Game) *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo Swainsoni) in the Central Valley of California* prior to Project construction and accepted by CDFW in writing. The Project shall be assumed to be within one mile of an active nest tree and mitigate at a 1:1 mitigation to impact ratio, unless protocol-level Swainson's hawk surveys are conducted demonstrating that Swainson's hawks are not nesting within one mile of the Project. Habitat mitigation shall include permanent preservation of foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity.

- a. Prior to recordation of the Parcel Map, the subdivider shall compensate for the loss of 0.65 acres of Swainson Hawk of foraging habitat at a ratio of 1:1 (1 acre for every 1 acre removed).
- b. Mitigation may be in the form of fee-title or a conservation easement or credits, held by a non-profit land management organization, on lands containing suitable Swainson's hawk foraging habitat and as approved by the CDFW in Solano County. Alternatively, the purchase of Swainson's Hawk mitigation credits at a mitigation bank or conservation area located in Solano County is acceptable. Submit evidence in the form of a Bill of Sale from the mitigation bank or Conservation Easement, for Swainson Hawk mitigation to the Planning Services Division, prior to Parcel Map recordation.

**26. Mitigation measure Bio-4A Burrowing Owl Habitat Assessment, Surveys and Avoidance:**

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

A habitat assessment shall be performed following *Appendix C: Habitat Assessment and Reporting Details* of the CDFW 2012 Staff Report. The habitat assessment shall extend at least 150 meters (492 feet) from the Project area boundary and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds.

Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review

Please be advised that CDFW does not consider exclusion of burrowing owls (i.e., passive removal of an owl from its burrow or other shelter) as a "take" avoidance, minimization, or mitigation measure for the reasons outlined below. Therefore, to mitigate the impacts of potentially evicting burrowing owls to less-than-significant, Mitigation Measure BIO-4B outlined below should require habitat compensation with the acreage amount identified in any eviction plan. The long-term demographic consequences of exclusion techniques have not

been thoroughly evaluated, and the survival rate of excluded owls is unknown. Burrowing owls are dependent on burrows at all times of the year for survival or reproduction, therefore eviction from nesting, roosting, overwintering, and satellite burrows or other sheltering features may lead to indirect impacts or “take” which is prohibited under Fish and Game Code section 3503.5. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented to avoid “take.”

**27. Mitigation measure BIO-4B: Burrowing Owl Habitat Assessment, Surveys and Avoidance**

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the Burrowing Owl habitat assessment and surveys in accordance with CDFW guidelines; and submit copies of the report to the Department of Resource Management and CDFW:

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

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

Impacts to burrowing owl foraging habitat shall be mitigated by permanent preservation of foraging habitat at a 1:1 mitigation to impact ratio, in the same manner described above, and accepted by CDFW in writing. The CDFW 2012 Staff Report states, “current scientific literature supports the conclusion that mitigation for permanent habitat loss necessitates replacement with an equivalent or greater habitat area for breeding, foraging, wintering, dispersal...”

**28. Mitigation Measure BIO-5: Special-Status Plant Surveys**

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

A qualified biologist shall conduct surveys during the appropriate blooming period for all special-status plants that have the potential to occur on or adjacent to the Project site prior to the start of ground-disturbing activities and prepare a report documenting survey findings. Surveys and reporting shall be conducted following *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities*<sup>6</sup>. If special-status plants are found during surveys, the Project shall be re-designed to avoid impacts to special-status plants. If special-status plants listed as threatened or endangered under the ESA, such as Keck’s checkerbloom, are discovered on or adjacent to the Project site, the Project shall consult with U.S. Fish and Wildlife Service prior to commencing Project activities. If impacts to any special-status plants cannot be avoided completely during construction, the Project shall provide mitigation including offsite habitat preservation or another method accepted in writing by CDFW. The qualified biologist shall be knowledgeable

about plant taxonomy, familiar with plants of the region, and have experience conducting botanical field surveys according to vetted protocols.

**29. Mitigation measure Bio-2: American Badger:**

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

The qualified biologist shall survey for the presence of the American Badger and develop a monitoring plan to keep the badgers out of the area during construction activities involving road, driveways, residences or accessory structures, no more than 30 days prior to construction. These measures may include a qualified biologist surveying for the species including adjacent habitat prior to construction, avoiding occupied burrows including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.

**30. Mitigation measure Bio - 1: Avoidance of Avian Nests and Protected Avian Species:**

Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:

If construction activities are scheduled to occur during the avian breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.5 miles 500 feet of active construction areas, including trees, shrubs, grassland and wetland vegetation. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based upon the time of year and habitats that are present. The qualified wildlife biologist shall conduct surveys no more than 7 days prior to construction. If a lapse in Project-related work of 7 days or longer occurs, another focused survey shall occur before Project work is reinitiated.

**31. Mitigation measure Bio - 2 (Tree Avoidance):** Development, construction or trenching within 5 feet of the dripline of the cluster of Oak Trees on Lot, 1, 3 and 4 shall be prohibited and remain undisturbed. No trees shall be removed during the Project. For each existing tree within or adjacent to Project ground-disturbing activities, a critical root zone that extends at least five feet from the dripline of the tree shall be established by a qualified biologist. The critical root zone of each tree within the project area shall be flagged or fenced off from Project activities. Flagging or fencing shall be maintained throughout the Project activities and removed and disposed of once the Project is complete. The final map and design plans shall include a such this requirement as a notation under supplemental notes .

**32. Mitigation measure CR – 1:** In the event that presently undocumented buried archeological deposits are encountered during any Project-associated construction activity, work must cease within 50-foot radius of the discovery. A qualified archeologist must be retained to document the discovery, assess its significance, and recommend treatment. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the Solano County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be Native American, the Coroner will notify the Native American Heritage Commission which will in turn appoint a Most Likely

Descendent (MLD) to act as a Tribal Representative. The MLD will work with the subdivider and a qualified archeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.

33. **Mitigation measure Haz – 1:** On the Parcel Map, delineate the 30-foot setback (defensible space) from the property line as shown on the tentative map, required by Cal Fire Regulations and include in the supplemental notes that the property is located within the State Responsibility Area for wildfire. Compliance with the Cal Fire adopted regulations (Cal Code reg. Title 14 Sec 1270 et seq) could minimize the risk of loss, injury or death involving wildfire.

34. **Mitigation measure WS - 1:** Prior to the recordation of the Parcel Map, complete all engineering and construction related to the public water system, according to the terms of agreement with the Rural North Vacaville Water District, in compliance with the rules and regulations of the Rural North Vacaville District. Submit evidence to the Department of Resource Management that the engineering plans and necessary infrastructure installation are complete to the satisfaction of the Rural North Vacaville Water District.

35. **Mitigation measure Noise – 1:** Construction activity is limited to weekdays during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays, and no work should occur on Sundays and Federal holidays. In order to ensure future buyers are aware of the noise restrictions, the final map shall include a note indicating the noise restriction for construction activities.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 16, 2024.

JAMES BEZEK, DIRECTOR  
RESOURCE MANAGEMENT

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Allan Calder  
Planning Services Manager

TENTATIVE PARCEL MAP

7061 Steiger Hill Rd

NOTES:

LANDS AREA	22.9 ± AC 21.543 ± AC NET	
# PROPOSED LOTS	4	
# 1	6.00 AC	261,361 Sq F
# 2	5.11 AC	222,925 Sq F
# 3	5.29 AC	230,327 Sq F
# 4	5.14 AC	223,753 Sq F
ZONING	RR - 2.5	
WATER SOURCE	ON-SITE WELLS / RNWWD	
WASTE WATER DISPOSAL	ON-SITE SEPTIC/ LEACH FIELD SYSTEMS	











GENERAL NOTES:

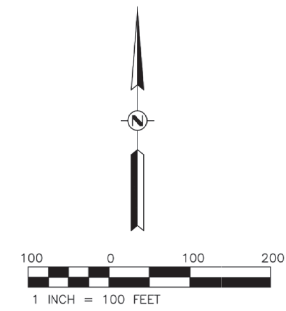
PROPOSED DRIVEWAYS, HOUSE OR LEACH FIELDS, WILL BE CONSTRUCTED WITHIN REQUIRED SETBACK ZONES AND MUST MEET SOLANO COUNTY IMPROVEMENT STANDARDS AND SPECIFICATIONS

NOTE:

PRIOR TO FINAL INSPECTION OF THE SEWAGE DISPOSAL SYSTEM THE PROPERTY OWNER SHALL VERIFY DRAINAGE SWALES AT MINIMUM OF 50' FROM ALL PORTIONS OF THE PRIMARY AND RESERVE SEWAGE DISPOSAL FIELDS.

LEGEND

-  HOUSE SITE (PROPOSED)
-  LEACH FIELD, 10,000 SQ. FT. (PROPOSED)
-  LEACH FIELD, TEST HOLE (PROPOSED)
-  HYDROMETER TEST HOLE (PROPOSED)
-  NEW RNWWD WATER CONNECTION (PROPOSED)
-  EXISTING WATER WELLS
-  EXISTING CONTOURS
-  EXISTING FIRE HYDRANT
-  EXISTING WATER VALVE
-  EXISTING UTILITY POLE
- R/W ROAD RIGHT OF WAY

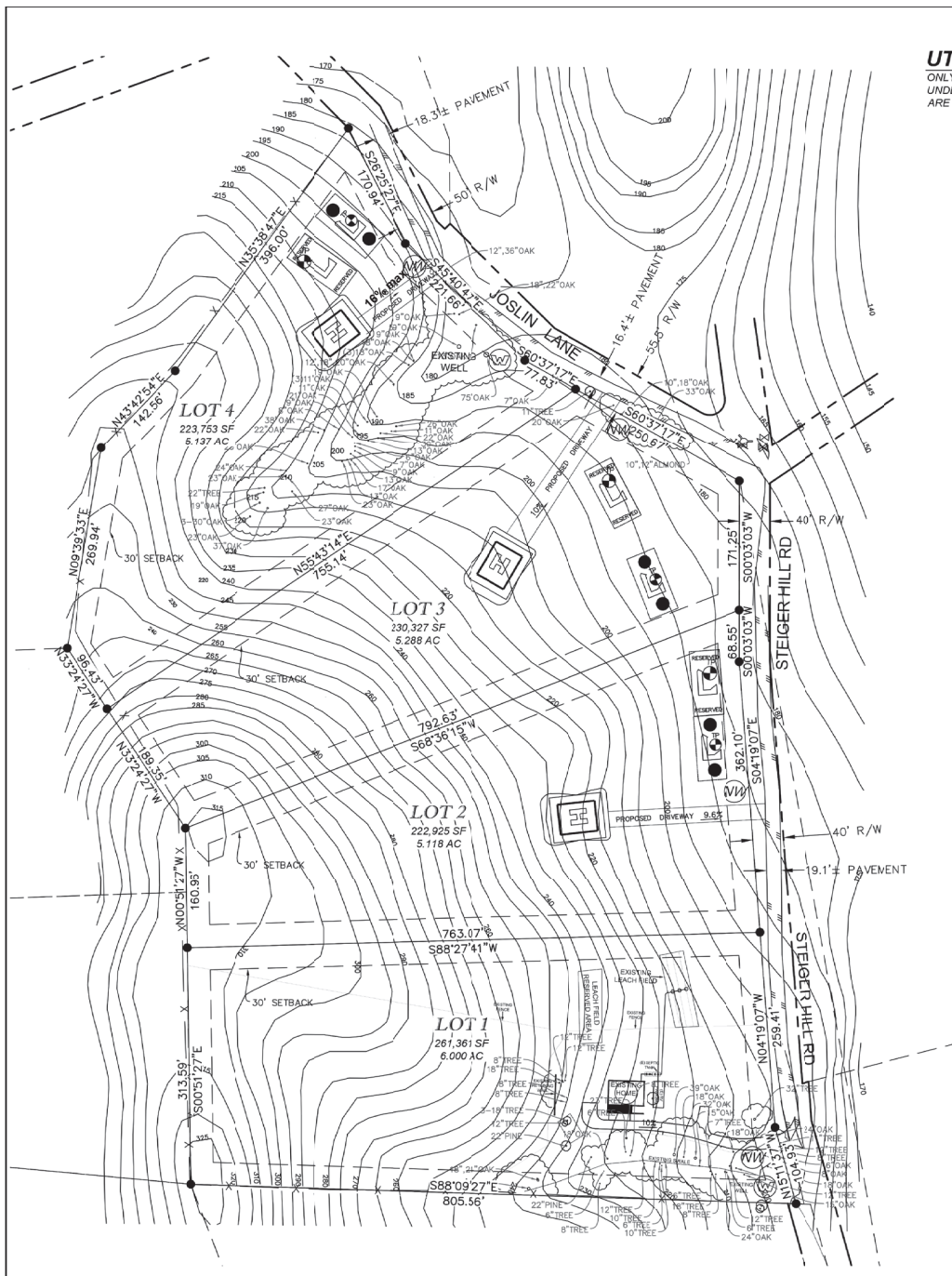


**APPROVED**  
By Nedzlene Ferrario at 12:45 pm, Oct 25, 2021

**RFE ENGINEERING, INC**  
Civil Engineers • Planners • Surveyors  
2260 Douglas Blvd, Suite 160, Roseville, CA 95661  
Ph: 916-772-7800 Fax: 916-772-7804  
www.RFEengineering.com

**SURVEYOR'S STATEMENT**  
I HEREBY STATE THAT THIS IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY MADE UNDER MY DIRECTION NOVEMBER 2020.

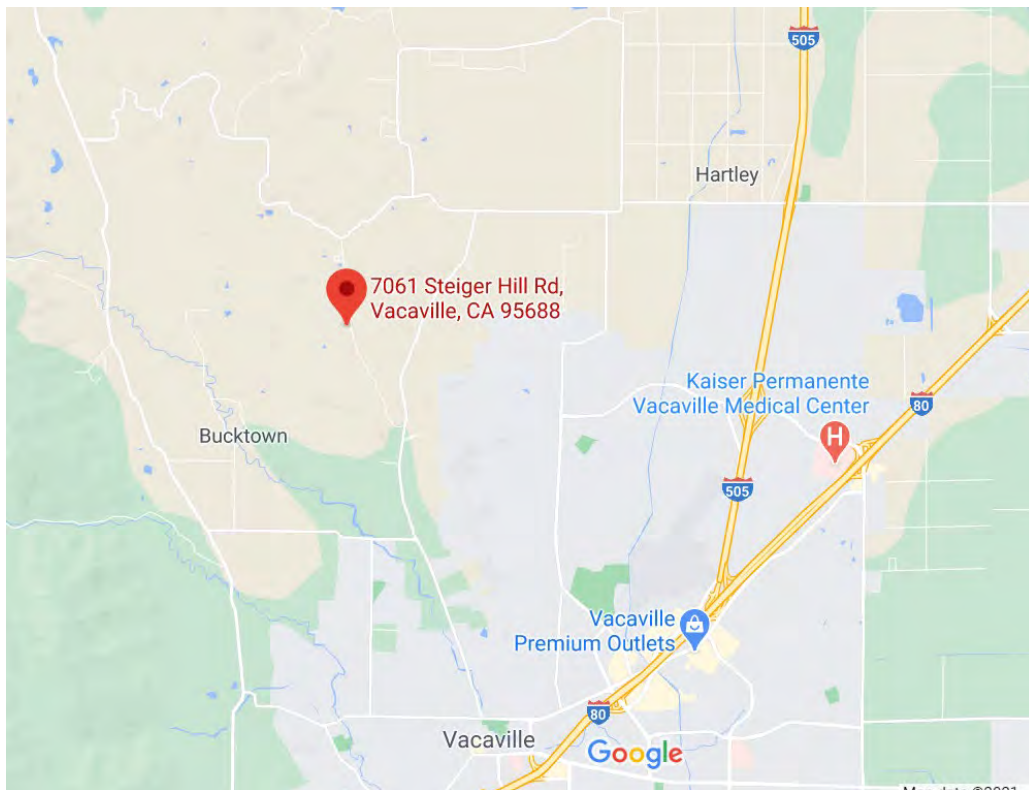
STEVEN B. KILLMER  
12-22-2020  
DATE



**UTILITY NOTE:**  
ONLY SURFACE UTILITIES HAVE BEEN SHOWN PER THIS SURVEY. UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED OR RESEARCHED AND ARE NOT SHOWN HEREON.

# Norcal Properties Minor Subdivision STEIGER LANDS MS-20-02

## Initial Study and Mitigated Negative Declaration



**April 2021**

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



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

**Introduction**

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

<b>Project Title:</b>	Steiger Lands - Minor Subdivision
<b>Application Number:</b>	MS-20-02
<b>Project Location:</b>	7061 Steiger Hill Road, at the southwest corner of Joslin Lane and Steiger Hill Road, within unincorporated Vacaville.
<b>Assessor Parcel No.(s):</b>	0105-190-090
<b>Project Sponsor's Name and Address:</b>	Norcal Property Management LLC 102 Vine Street, Vacaville, CA 95688

**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, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to

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

- Submit comments via email to: [nferrario@solanocounty.com](mailto:nferrario@solanocounty.com)
- Submit comments by the deadline of: June 4, 2021**

**Next Steps**

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

## ENVIRONMENTAL DETERMINATION

### On the basis of 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.

## 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.

4/23/21

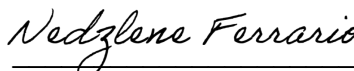
Date



Marco Martin Del Campo  
Norcal LLC

4/26/2021

Date



Nedziene Ferrario  
Senior Planner

## 1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

### 1.1 ENVIRONMENTAL SETTING:

The 23-acre property is located at the southwest corner of Steiger Hill Road and Joslin Lane, within the unincorporated portion of Vacaville, California. The property is developed with a residence and several outbuildings, located on the southwestern portion of the site. The site is predominantly grasslands with a cluster of significant sized Oaks and riparian trees on the northwestern and southern portion of the site. There is a notable hill on the property (approx. 2% -30% slope), two (2) ephemeral creeks and one (1) intermittent creek.

#### Project Location



### 1.2 PROJECT DESCRIPTION:

The applicant is proposing to subdivide the 23-acre property, zoned Rural Residential 2.5 acre minimum (RR 2.5) in to four(4) lots that are more than 5 acres in size; Lot 1 – 6 acres, Lot 2 – 5.118 acres, Lot 3 – 5.288 acres and Lot 4 – 5.137 acres. The larger sized lots are preferred by the applicant to be compatible with the surrounding neighborhood and to accommodate homes larger than 3000 square feet in size. Access is proposed off Joslin Lane or Steiger Hill Road, both public roads. Individual septic systems and public water service by the Rural North Vacaville Water District are proposed. The property is located outside of the Rural North Vacaville Water District and annexation approval by the Solano Local Agency Formation Commission, into the District is required prior to final map recordation.

The project proposes lot sizes greater than 5 acres and has the potential to be resubdivided into 2.5 acre lots. If the property or lots are resubdivided in the future, additional CEQA analysis may be required.

**1.2.1 ADDITIONAL DATA:**

NRCS Soil Classification:	Millsholm Series
Agricultural Preserve Status/Contract No.:	
Non-renewal Filed (date):	Not applicable
Airport Land Use Referral Area:	Not applicable
Alquist Priolo Special Study Zone:	Not applicable
Primary or Secondary Management Area of the Suisun Marsh:	Not applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not applicable

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

	General Plan	Zoning	Land Use
<b>Property</b>	Rural Residential	RR - 2.5 acre	Residential
North	Rural Residential	RR - 2.5 acre	Residential
South	Rural Residential	RR – 5 acre	Residential
East	Rural Residential	RR – 5 acre	Residential
West	Agriculture	AG - 20	Rural Residential

**1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:****1.3.1 General Plan**

The property is designated Rural Residential density 1-10 acres per unit, on the General Plan land use diagram. The project proposes 5 acre lots with density of 5 acres per unit, and is consistent with the land use designation and General Plan policies.

**1.3.2 Zoning**

The property is zoned Rural Residential 2.5 acre minimum (RR 2.5). The five-acre lot size is consistent with minimum zoning requirements.

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

Rural North Vacaville Water District  
 Vacaville Fire Protection District  
 Solano Local Agency Formation Commission

**1.4 Agencies that May Have Jurisdiction over the Project**

Unknown

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

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

### Findings of SIGNIFICANT IMPACT

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

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

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the project does not have the potential for impacts that require mitigation measures that reduces impacts to less than significant level to any environmental resources.

- Noise
- Biological Resources
- Hydrology & Water
- Hazards/Wildfire
- Cultural Resources

### Findings of LESS THAN SIGNIFICANT IMPACT

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

- |   |   |
|---|---|
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Public Services            |
| <input type="checkbox"/> Transportation & Traffic | <input type="checkbox"/> Aesthetic                  |
| <input type="checkbox"/> Geology & Soils          | <input type="checkbox"/> Population & Housing       |
| <input type="checkbox"/> Transportation & Traffic | <input type="checkbox"/> Utilities & Service System |

### Findings of NO IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided in the Sections below:

- |  |   |
|--|---|
| <input type="checkbox"/> Land use planning | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Greenhouse gases  | <input type="checkbox"/> Mineral Resources      |
| <input type="checkbox"/> Recreation        |   |



## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-c: The site is located along Joslin Lane and Steiger Hill Road, none of which are designated a Scenic Corridor, according to the General Plan. Construction of additional residential development will not degrade the visual character of the area. <b>Less than significant impacts are anticipated.</b></p>				
<p>d: The additional residences could introduce additional exterior lighting and cause light or glare into the neighborhood. However, County Zoning Code requires the exterior lighting to be oriented from away from adjacent residences. Compliance with the Zoning Code standards will result in <b>less than significant impacts.</b></p>				
<p>e: The project will not increase the amount of shading on public open space. <b>No impacts are anticipated.</b></p>				

## 2.2 Agricultural Resources

Checklist Items: Would the project

	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c: The property is designated Grazing Land, pursuant to the California Farmland Mapping and Monitoring Program and is not under Williamson Act contract. The property is designated Rural Residential on the General Plan and zoned for Rural Residential development. **No impacts to agricultural practices are anticipated.**

### 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.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-e: The property is developed with one (1) residential unit and the potential addition of three (3) additional dwellings would not cause a substantial increase in new emissions, additional pollutant concentrations, or objectionable odors and **less than significant impacts** to air quality are expected.

## 2.4 Biological Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any aquatic, wetland, or 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

A Biological Resource Assessment prepared by Moore Biological Consultants was submitted for review. The report covered assessment of potential jurisdictional Waters of the US, vegetation and wildlife habitat. A copy of the report is attached.

The following impacts and mitigation measures are recommended to minimize impacts to a **less than significant level**:

a: Swainson Hawk Foraging Habitat:

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

for nesting raptors and other protected migratory birds. Construction activities could cause disturbance to protected birds and the following mitigation is recommended to minimize impacts to a less than significant level. The measure applies to the subdivider and any individual lot owner seeking construction permits:

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

- A. If construction activities are scheduled to occur during the breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 0.5 miles of active construction areas, including trees, shrubs, grassland and wetland vegetation. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based upon the time of year and habitats that are present. The qualified wildlife biologist shall conduct surveys no more than 30 days prior to construction.
- B. If active nests are found, maintain a no disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no disturbance buffer zone from active Swainson Hawk nest(s) or any protected avian specie shall be 0.5 miles or as may otherwise be determined by the Planning Services Division, Department of Resource Management, in consultation with a qualified biologist, United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) as appropriate.

c: Potential jurisdictional waters of the US

The report identified the intermittent creek (0.02 acres) located on Lot 1 and two ephemeral creeks (0.06 acres) on Lot 4 and Lot 1 as potentially jurisdictional Waters of the US. No development is proposed that directly impacts the area. Therefore, impacts are considered ***less than significant and mitigation measures are not recommended.***

e: Oak Woodlands and Heritage sized trees:

Significant sized Oak trees are located on the property, specifically on Lot 1 adjacent to the existing residence, clustered by the drainage swale on Lot 4, and along Joslin Lane on Lot 3. The trees and oaks on Lot 1 and Lot 3 appear undisturbed by the proposed project and no mitigation measures are recommended for this area. Lot 2 is devoid of any trees.

General Plan policy RS. P-6 states that the County shall protect Oak Woodlands and Heritage sized Trees and encourage the planting of native tree species in new development and along the road right of way. Heritage sized trees are defined as trees with trunk diameter of 15 inches at breast height (dbh). The cluster of oaks, predominantly Blue Oaks and Interior Live Oaks, identified on Lot 4 range in size between 7" – 75" dbh as shown on the tentative map. Tree removal is not proposed and construction of the future homesite, septic systems, leach field and replacement areas are located outside of the dripline; however, in order to ensure that adverse impacts are avoided, the following mitigation measure is recommended:

**Mitigation Measure Bio - 2**

- A. Development, construction or trenching within 5 feet of the dripline of the cluster of Oak Trees on Lot, 1, 3 and 4 shall be prohibited and remain undisturbed. The final map shall include a such notation under supplemental notes.

Special status plants and wildlife.

According to the report, the presence or impacts to other protected wildlife or plant species are unlikely. **Impacts are anticipated to be less than significant.**

d, f: The project does not substantially interfere with movement of any native wildlife species and does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. **No impacts are anticipated.**

## 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-d: A Cultural Resources Technical Memorandum was prepared by Solano Archeological Services for the subject property. The technical memorandum summarizes research, Native American community outreach and pedestrian survey. According to the summary and recommendations, both NAHC and NWIC searches were negative for cultural resources in the project area and no Native American community representatives have expressed interest in or concerns with the proposed project. The memo identified a vernacular outbuilding (SAS-001) dating back to 1960s located on Lot 1, however, due to lack of significant historical characteristics, the report did not recommend SAS-001 not eligible for California Historic Resource Listing. However, in the event that undocumented buried archeological deposits or human remains are uncovered, the following mitigation measure shall apply to **minimize impacts to a less than significant level**:

### Mitigation Measure CR – 1:

In the event that presently undocumented buried archeological deposits are encountered during any Project-associated construction activity, work must cease within 50-foot radius of the discovery. A qualified archeologist must be retained to document the discovery, assess its significance, and recommend treatment. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the Solano County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be Native American, the Coroner will notify the Native American Heritage Commission which will in turn appoint a Most Likely Descendent (MLD) to act as a Tribal Representative. The MLD will work with the subdivider and a qualified archeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.



## 2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) 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 on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-d: The property is not located within the Alquist-Priolo Earthquake Fault Zone or identified with Liquefaction potential. However, is identified as Generally Susceptible to Land sliding (Figure HS – 8 of the Public Health and Safety Chapter, General Plan) and located on soil that has high-shrink swell potential (Figure HS -10 of the Public Health and Safety Chapter of the General Plan). Parcel specific geotechnical reports prepared by a Geotechnical Engineer licensed in California is required prior to Building Division approval. Compliance will result in **less than significant impacts**.

b. The addition of three (3) new homes would not cause a substantial amount of soil erosion. Compliance with County’s Grading standards will result in **less than significant impacts**.

e. The Environmental Health Services Division reviewed the soils report prepared for the subject site by FR Soiltesting and determined that standard septic systems are appropriate for Lot 2 and

engineered septic systems are recommended for Lot 3 and 4. Compliance with County regulations for on-site sewage disposal would minimize impacts to **less than significant**.

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

- a. Potential residential development on the subject site would not have a significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. **No impacts are anticipated.**
- b. As proposed, the project should not conflict with any goals or policies of the Solano County General Plan, which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). **No impacts are anticipated.**

## 2.8 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"/>	<input 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"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a – g: No hazardous materials should be released into the environment through transport or accidental upset of hazardous materials as a result of this proposal. The project site is not listed on a list of hazardous materials sites, nor located within an airport land use plan. The project will not impair the implementation of an adopted emergency response plan or emergency evacuation plan. <b>Impacts are less than significant.</b>				
h. The project site is located within the Cal Fire State Responsibility Area and has the potential to expose people or structures to significant loss during a wildfire. Cal Fire adopted regulations addressing various aspects of development such as defensible space, road widths and driveway access standards which could mitigate the risk of exposure and loss, injury and death. The proposed tentative map identifies				

required 30-foot setback required for defensible space and complies with the Vacaville Fire Protection District rule regarding siting homesites no farther than 1000 foot from an existing fire hydrant. Compliance with driveway access standards will be verified during the residential construction phase. However, in order to inform future buyers of the potential risks, the following mitigation measure is recommended in order to **minimize impacts to a less than significant level**.

- Haz – 1** On the final parcel map, delineate the 30-foot setback(defensible space) from the property lines as shown on the tentative map, required by Cal Fire Regulations and include a note that the property is located within the State Responsibility Area for wildfire. Compliance with the Cal Fire adopted regulations (Cal Code reg. Title 14 Sec 1270 et seq) could minimize the risk of loss, injury or death involving wildfire.

## 2.9 Hydrology and Water

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	The entire property is designated as an "A" zone for water bearing rocks in the San Francisco Bay Area by D.A. Webster 1972 - US Department of Interior of Geological Survey. The "A"				

water zone has the lowest probability of success when attempting to develop a domestic drinking water well with a minimum sustained yield of 3 gallons per minute, when compared to water bearing rock zones with higher probability such as “B, C and D”.

The Subdivision Ordinance allows well water to serve as the water supply for lots 5 acres or more; however, the low probability of success raises the risk of water availability and concern for domestic use feasibility for project approval. The applicant has proposed public water service connections by the Rural North Vacaville Water District for four (4) lots. The public water main is located in Steiger Hill Road and new water meter connections are required.

Public water service connection will ensure adequate water supply for the project in a groundwater scarce area. The Rural North Vacaville Water District has approved the sale of four (4) water rights (Resolution 2020-44) and requires annexation approval by the Solano Local Agency Formation Commission. The District requires that all improvements shall be designed, engineered and installed by the subdivider in accordance with the District Rules and Regulations prior to recording the final map or sale of individual lots.

Individual well water usage for three (3) additional lots in a groundwater scarce area has the potential to cause a significant impact; therefore, the following mitigation measure is recommended to minimize impacts to a **less than significant level**:

**Mitigation measure WS-1:**

- A. Prior to the recordation of the Parcel Map, complete all engineering and construction related to the public water system, according to the terms of agreement with the Rural North Vacaville Water District, in compliance with the rules and regulations of the Rural North Vacaville District. Submit evidence to the Department of Resource Management that the engineering plans and necessary infrastructure installation are complete to the satisfaction of the Rural North Vacaville Water District.
- c-f: Site development and grading activities will be required to implement Best Management Practices (BMP's) to address construction related surface runoff and vehicle and construction equipment clean out areas. With an approved grading/drainage and erosion control plan utilizing the latest BMP technologies and compliance with the recommended riparian corridor mitigation measures, impacts to on-site and off-site water quality should be reduced to a less than significant level. **Less than significant impacts are anticipated.**
- g,h: According to FEMA flood maps, the project site is not located within the Federal Emergency Management Agency's (FEMA) Flood Zone A (100-year flood zone). The site lies within FEMA Flood Zone X according to Firm Panels 06095C 0161F and C0695C 0150E. Zone X is defined as an area of minimal flood hazard. Therefore, there would be **no impact** and no further discussion is required.
- i, j: The project site is inland and is not threatened by potential seiche or tsunami. Therefore, **no impact** would occur and no further discussion on this issue is required.



## 2.10 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.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c: The project will not physically divide any community. The project site is located within the Rural Residential land use designation and zoned for rural residential development. The proposed subdivision is consistent with the General Plan. Annexation into the Rural North Vacaville Water District will ensure, adequate provision of public water service. There is no conservation plan in the project vicinity; therefore, **no impacts** are anticipated.

## 2.11 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"/>
a, b. The site is not designated with mineral resource importance according to the General Plan or other land use plan. <b>No impacts</b> are anticipated.					

## 2.12 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or 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. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
f. For a project within the vicinity of a private airstrip, 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"/>

a-d: Due to the location within the valley, the project could add ambient noise levels during construction and post construction. Complaints from the community have been received regarding noise levels during residential construction. The addition of additional residences could potentially raise the temporary ambient noise levels in the neighborhood. In order to mitigate for construction level noise, the following mitigation measure is recommended to minimize impacts to **less than significant**

### Mitigation measure Noise – 1:

Construction activity is limited to weekdays during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays, and no work should occur on Sundays and Federal holidays. In order to ensure future buyers are aware of the noise restrictions, the final map shall include a supplemental note statement regarding the noise restriction for construction activities.

However, residential activities are considered normal and would not typically exceed the 65 dB noise standard for residential neighborhood. Noise nuisances would be subject to enforcement actions.

e, f. The project is not located within the vicinity of an airport or private airstrip. **No impacts** are anticipated.

### 2.13 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 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 housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The proposed project would allow three (3) additional single-family dwellings. Given that the average household size in the unincorporated County is 2.88 persons per household (2010 Census Data), the average number of additional persons expected to reside at the project site is 9 persons. This increase alone would create a <b>less than significant impact</b> .				
b,c This area is planned for this density of residential growth with the necessary infrastructure and public services to support the project available. The project does not involve the displacement of homes or people, and will have <b>no impact</b> .				

**2.14 Public Services**

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

- 1) The project will not cause adverse impacts; however, compliance with Vacaville Fire Protection District Rules and Regulations and Cal Fire State Responsibility Area regulations as recommended in the Hazards Section of this Initial Study, could minimize impacts to **less than significant level**.
- 2) The project proposes three (3) additional homesites, in an existing service area of the Sheriff's Department and the relatively small number of new parcels being created would not typically require additional staffing resources by the Sheriff. **Less than significant impacts are anticipated.**
- 3) Individual property owners will pay fees prior to issuance of building permits which will help pay for new schools or additional facilities, in the Vacaville Unified School District. **Less than significant impacts are anticipated.**
- 4) The project is not anticipated to generate the need or impact for additional recreational facilities. **Less than significant impacts are anticipated.**
- 5) The project will utilize public water service by the Rural North Vacaville Water District. The project proponent will be required to install public water meters and infrastructure lines within public right-of-way, prior to Final Map recordation or sale of each individual lot. Each individual lot owner will be responsible for installation to the home. Installation of the infrastructure will be subject to the rules and regulations of the Rural North Vacaville Water District. **Less than significant impacts are anticipated.**

## 2.15 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c: The additional households could utilize existing neighborhood or regional parks in the vicinity of the project. The potential small increase in park use would not cause substantial physical deterioration and, therefore, the project will have **no impact** on recreational facilities.

## 2.16 Transportation and Traffic

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-f: Steiger Hill and Joslin Lane are currently built to County Road Improvement Standards. The project is anticipated to generate additional 28.8 ADT based upon a 9.6 trip generation rate for a single-family residence according to the Institute of Transportation Engineers Trip Generation manual. The increase in traffic would not have significant impacts on the existing traffic load and capacity of the street system and impacts are considered **less than significant**.

California Office of Planning and Research guidelines for Vehicle Mile Traveled (VMT) analysis state that projects that generate fewer than 110 trips per day may be assumed to cause less than significant impacts. The project generates approximately 28.8 ADT; therefore, **impacts are less than significant**.

The proposed project will not conflict with any circulation plan, result in inadequate emergency access or impact any farm equipment. Traffic impacts are **less than significant**.

## 2.16 Utilities and Service Systems

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-b,f,g: No wastewater treatment plants will be used as all four parcels will utilize septic systems. The existing land fill has the capacity to handle all waste from the additional parcels. <b>No impacts</b> are anticipated.				
c. Compliance with County Code Chapter 31, Grading, Drainage, Land Leveling and Erosion Control prior to issuance of building permits for the new residences will ensure <b>less than significant impacts</b> .				
d. As discussed in the Hydrology & Water Section, the property is in the groundwater scarce zone, "A" water zone and the project proposes to provide public water service for the proposed development and existing residence. Compliance with recommended <b>mitigation measure WS-1</b> could mitigate impacts to <b>less than significant</b> .				
e. The applicant submitted a Soils Report prepared by FR Soiltesting, for the subject site. The Environmental Health Services Division reviewed the report and concluded that septic systems are permissible on the property. Compliance with County Code Section 6.4 shall ensure that impacts are <b>less than significant</b> .				



## 2.17 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) 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) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-c: The General Plan has designated this area for rural residential purposes and impacts associated residential activities, are to be expected and anticipated. Implementation of recommended mitigation measures could reduce environmental effects and impacts to the environment and humans to less than significant level. Therefore, impacts could be mitigated to **less than significant level**.

### **3.0 Agency Coordination and Public Involvement**

#### **3.1 Consultation and Coordination with Public Agencies**

The Initial Study is being circulated for public comment for 30-day period. Public Comment period deadline is June 4, 2021. See below or page 4 for contact information.

#### **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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Resource Management Department  
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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**  
Nedzlene Ferrario

### **5.0 Distribution List**

Rural North Vacaville Water District  
Vacaville Fire Protection District  
Solano Local Agency Formation Commission

### **6.0 Appendices**

- 6.1 Application Forms MS - 20-02**
- 6.2 Assessor's Parcel Map**
- 6.3 Tentative Parcel Map**
- 6.4 Biological Assessment Report**
- 6.5 Cultural Resource Technical Memorandum**
- 6.7 Rural North Vacaville Water District Letter**
- 6.8 Solano Local Agency Formation Commission**

**STEIGER LANDS MINOR SUBDIVISION  
APPLICATION NO. MS-20-02  
MITIGATION MONITORING AND REPORTING PROGRAM**

When an agency makes a finding that potentially significant impacts have been mitigated to less than significant levels, the agency must also adopt a program for reporting on or monitoring the efficacy of the mitigation measures that were adopted (Public Resources Code 21081.6). This document consists of a proposed Mitigation Monitoring and Reporting Program for Steiger Lands Application. The monitoring and reporting measures included in this program are the responsibility of the Project Sponsor/Applicant/Subdivider.

The Mitigation Monitoring and Reporting Program includes the confirmation of, or review and approval of, the implementation of specific mitigation actions in the form of reports and plans. The mitigation measures included in this monitoring program will be completed at various stages of the Project, including future document submittals for Building and Grading Permit approvals, actions or approvals linked to other Responsible Agencies if applicable, as well as during project construction and implementation. Solano County will provide documentation that the Mitigation Monitoring and Reporting Program has been fully adhered to and completed. This Mitigation Monitoring and Reporting Program applies to all activities evaluated by the Steiger Lands Initial Study.

Solano County remains responsible for ensuring that the implementation of these mitigation measures occurs to the extent noted in this Mitigation Monitoring and Reporting Program and, where it is noted, Solano County will be responsible for reviewing and monitoring the required mitigation measures to ensure compliance (CEQA Guidelines 15097).

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
<b>Biological Resources</b>				
<p><b>Mitigation Measure Bio - 1 (Avoidance of avian nests and protected avian species):</b></p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>A. If construction activities are scheduled to occur during the breeding season (February 1- August 31), a qualified wildlife biologist shall conduct pre-construction surveys of all potential suitable nesting habitat within 500 feet of active construction areas, including trees, shrubs, grassland and wetland vegetation. The qualified wildlife biologist shall determine the timing of the preconstruction surveys based upon the time of year and habitats that are present. The qualified wildlife biologist shall conduct surveys no more than 7 days prior to construction. If a lapse in Project-related work of 7 days or longer occurs, another focused survey shall occur before Project work is reinitiated.</p> <p>B. If active nests are found, maintain a no disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no disturbance buffer zone from active Swainson Hawk nest(s) or any protected avian specie shall be 0.5 miles or as may otherwise be determined by the Planning Services Division, Department of</p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
<p>Resource Management, in consultation with a qualified biologist, USFWS and CDFW as appropriate.</p> <p><b>Mitigation Measure Bio – 2 (Tree Avoidance):</b></p> <p>Development, construction or trenching within 5 feet of the dripline of the cluster of Oak Trees on Lot, 1, 3 and 4 shall be prohibited and remain undisturbed. No trees shall be removed during the Project. For each existing tree within or adjacent to Project ground-disturbing activities, a critical root zone that extends at least five feet from the dripline of the tree shall be established by a qualified biologist. The critical root zone of each tree within the project area shall be flagged or fenced off from Project activities. Flagging or fencing shall be maintained throughout the Project activities and removed and disposed of once the Project is complete. The final map and design plans shall include a such this requirement as a notation under supplemental notes.</p>				
<p><b>Mitigation Measure Bio-2: American Badger:</b></p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>The qualified biologist shall survey for the presence of the American Badger and develop a monitoring plan to</p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
<p>keep the badgers out of the area during construction activities involving road, driveways, residences or accessory structures, no more than 30 days prior to construction. These measures may include a qualified biologist surveying for the species including adjacent habitat prior to construction, avoiding occupied burrows including a sufficient buffer approved by CDFW, and preparing and implementing a CDFW-approved relocation plan if badgers are found on or adjacent to the Project site.</p>				
<p><b>Mitigation Measure BIO-5: Special-Status Plant Surveys</b></p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>A qualified biologist shall conduct surveys during the appropriate blooming period for all special-status plants that have the potential to occur on or adjacent to the Project site prior to the start of ground-disturbing activities and prepare a report documenting survey findings. Surveys and reporting shall be conducted following <i>Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities</i><sup>6</sup>. If special-status plants are found during surveys, the Project shall be re-designed to avoid impacts to special-status plants. If</p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant

Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>special-status plants listed as threatened or endangered under the ESA, such as Keck’s checkerbloom, are discovered on or adjacent to the Project site, the Project shall consult with U.S. Fish and Wildlife Service prior to commencing Project activities. If impacts to any special-status plants cannot be avoided completely during construction, the Project shall provide mitigation including offsite habitat preservation or another method accepted in writing by CDFW. The qualified biologist shall be knowledgeable about plant taxonomy, familiar with plants of the region, and have experience conducting botanical field surveys according to vetted protocols.</p>				
<p><b>Mitigation Measure BIO-4B: Burrowing Owl Habitat Mitigation</b></p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the Burrowing Owl habitat assessment and surveys in accordance with CDFW guidelines; and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>If the Project would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described above), the following habitat mitigation shall be implemented prior to Project construction:</p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant

Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>Impacts to each nesting site shall be mitigated by permanent preservation of two occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites.</p> <p>Impacts to burrowing owl foraging habitat shall be mitigated by permanent preservation of foraging habitat at a 1:1 mitigation to impact ratio, in the same manner described above, and accepted by CDFW in writing. The CDFW 2012 Staff Report states, "current scientific literature supports the conclusion that mitigation for permanent habitat loss necessitates replacement with an equivalent or greater habitat area for breeding, foraging, wintering, dispersal..."</p>				
<p><b>Mitigation Measure Bio-4A Burrowing Owl Habitat Assessment, Surveys and Avoidance:</b></p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment permit or building permit, a qualified biologist shall conduct and prepare the following assessment and submit copies of the report to the Department of Resource Management and CDFW:</p> <p>A habitat assessment shall be performed following <i>Appendix C: Habitat Assessment and Reporting Details</i></p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant



Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>of the CDFW 2012 Staff Report. The habitat assessment shall extend at least 150 meters (492 feet) from the Project area boundary and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds.</p> <p>Time lapses between surveys or Project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer zone prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review</p> <p>Please be advised that CDFW does not consider exclusion of burrowing owls (i.e., passive removal of an owl from its burrow or other shelter) as a “take” avoidance, minimization, or mitigation measure for the reasons outlined below. Therefore, to mitigate the impacts of potentially evicting burrowing owls to less-</p>				

Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program				
Mitigation Measures	Party Responsible for Implementation	Party Responsible for Monitoring	Monitoring Action	Significance After Mitigation
<p>than-significant, Mitigation Measure BIO-4B outlined below should require habitat compensation with the acreage amount identified in any eviction plan. The long-term demographic consequences of exclusion techniques have not been thoroughly evaluated, and the survival rate of excluded owls is unknown. Burrowing owls are dependent on burrows at all times of the year for survival or reproduction, therefore eviction from nesting, roosting, overwintering, and satellite burrows or other sheltering features may lead to indirect impacts or “take” which is prohibited under Fish and Game Code section 3503.5. All possible avoidance and minimization measures should be considered before temporary or permanent exclusion and closure of burrows is implemented to avoid “take.”</p>				
<p><b>Mitigation Measure Bio-3B (Swainson Hawk):</b></p> <p>Loss of foraging habitat shall be mitigated at the appropriate ratio following CDFW’s (then Fish and Game) <i>Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks (Buteo Swainsoni) in the Central Valley of California</i> prior to Project construction and accepted by CDFW in writing. The Project shall be assumed to be within one mile of an active nest tree and mitigate at a 1:1 mitigation to impact ratio, unless protocol-level Swainson’s hawk surveys are conducted demonstrating that Swainson’s hawks are not nesting within one mile of the Project. Habitat mitigation shall include permanent preservation of foraging habitat through a conservation easement and implementing</p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
<p>and funding a long-term management plan in perpetuity.</p> <p>a. Prior to recordation of the Parcel Map, the subdivider shall compensate for the loss of 0.65 acres of Swainson Hawk of foraging habitat at a ratio of 1:1 (1 acre for every 1 acre removed).</p> <p>b. Mitigation may be in the form of fee-title or a conservation easement or credits, held by a non-profit land management organization, on lands containing suitable Swainson’s hawk foraging habitat and as approved by the CDFW in Solano County. Alternatively, the purchase of Swainson’s Hawk mitigation credits at a mitigation bank or conservation area located in Solano County is acceptable. Submit evidence in the form of a Bill of Sale from the mitigation bank or Conservation Easement, for Swainson Hawk mitigation to the Planning Services Division, prior to Parcel Map recordation.</p>				
<p><b>Mitigation Measure Bio – 3A (Swainson Hawk) Pre-construction Surveys:</b></p> <p>Prior to any ground disturbance such as trenching or grading for public water system, issuance of encroachment or building permit, a qualified biologist shall conduct and prepare the following pre-construction surveys; and submit copies of the report to the Department of Resource Management and CDFW:</p>	Subdivider/Applicant	Department of Resource Management	Prior to construction	Less than significant

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
<p>a. If Project activities are scheduled during the nesting season for Swainson’s hawks (March 1 to September 15), prior to beginning work on this Project, the project proponent shall hire a qualified biologist to conduct surveys according to the <i>Recommended timing and methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley</i>.<sup>3</sup> Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson’s hawk nests are detected, the Project shall implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson’s hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP. CDFW Bay Delta Region staff is available to provide guidance on the ITP application process. A copy of the survey shall be submitted to the Department of Resource Management.</p>				

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
<b>Cultural Resources</b>				
<p><b>Mitigation Measure CR – 1:</b></p> <p>In the event that presently undocumented buried archeological deposits are encountered during any Project-associated construction activity, work must cease within 50-foot radius of the discovery. A qualified archeologist must be retained to document the discovery, assess its significance, and recommend treatment. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the Solano County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be Native American, the Coroner will notify the Native American Heritage Commission which will in turn appoint a Most Likely Descendent (MLD) to act as a Tribal Representative. The MLD will work with the subdivider and a qualified archeologist to determine the proper treatment of the human remains and associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.</p>	Applicant/Subdivider	Department of Resource Management	During construction	Less than significant
<b>Hazards</b>				
<p><b>Mitigation measure Haz – 1</b></p>	Applicant/Subdivider	Department of Resource Management	Final map recordation process	Less than significant

<b>Steiger Lands Minor Subdivision MS-20-02 Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measures</b>	<b>Party Responsible for Implementation</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Action</b>	<b>Significance After Mitigation</b>
On the parcel map, delineate the 30-foot setback (defensible space) from the property lines as shown on the tentative map, required by Cal Fire Regulations and include a note that the property is located within the State Responsibility Area for wildfire. Compliance with the Cal Fire adopted regulations (Cal Code reg. Title 14 Sec 1270 et seq) could minimize the risk of loss, injury or death involving wildfire.				
<b>Water Supply</b>				
<p><b>Mitigation Measure WS-1:</b></p> <p>Prior to the recordation of the parcel map, complete all engineering and construction related to the public water system, according to the terms of agreement with the Rural North Vacaville Water District, in compliance with the rules and regulations of the Rural North Vacaville District. Submit evidence to the Department of Resource Management that the engineering plans and necessary infrastructure installation are complete to the satisfaction of the Rural North Vacaville Water District.</p>	Applicant/Subdivider	Department of Resource Management	Prior to final map recordation process	Less than significant

<p><b>Mitigation measure Noise – 1:</b></p> <p>Construction activity is limited to weekdays during the hours of 8 a.m. to 5 p.m., Monday through Friday; and 9 a.m. to 4 p.m. on Saturdays, and no work should occur on Sundays and Federal holidays. In order to ensure future buyers are aware of the noise restrictions, the final map shall include a note indicating the noise restriction for construction activities.</p>	<p>Subdivider/Contractor /Property Owner</p>	<p>Department of Resource Management</p>	<p>During construction</p>	<p>Less than significant</p>

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Solano
Address: 675 Texas Street, 6th Floor
Fairfield, CA 94533

From:

Public Agency: Solano County
Address: Dept. of Resource Management
675 Texas Street, #5500, Fairfield, CA 94533

Contact:
Phone:

Lead Agency (if different from above): Same
Address: Birgitta E. Corsello, Clerk of the Board of Supervisors of the County of Solano, State of California
Contact:
Phone: Deputy:

FILED

OCT 26 2021

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021040652

Project Title: MS-20-02 (NorCal Properties)

Project Applicant: Tony Alcalá

Project Location (include county): 7061 Steiger Hill Road, Vacaville, Solano County, CA 95688

Project Description:

Minor Subdivision to subdivide 22.97 acres in to four (4) lots. The property is located at 7061 Steiger Hill Road, southwest corner of Joslin Lane and Steiger Hill Road, within unincorporated Vacaville, and within the Rural Residential 2.5-acre minimum Zoning District, APN: 0105-190-090.

This is to advise that the Solano County Zoning Administrator (Lead Agency or Responsible Agency) has approved the above

described project on October 21, 2021 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Solano County Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield CA 94533

Signature (Public Agency): [Signature] Title: Senior Planner

Date: October 26, 2021 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Document Posted From 10/26/2021 to 1/27/2022 Revised 2011 Deputy Clerk of the Board





Dale Motiska  
General Manager

February 27, 2024

Building Official  
Solano County Department of Resource Management  
675 Texas Street, Suite 5500  
Fairfield, Ca. 94533

**Subject: Will Serve Confirmation:** Subdivision application MS 20-02

**Reference Address:** 7061 Steiger Hill Road, Vacaville, Ca. 95688, APN 105-190-090

Dear Building Official:

This "will serve" letter is written in reference to the above subject property address as requested by the property owner Norcal Properties Management, LLC. The board of directors has approved Resolution 2020-44 requesting Annexation by LAFCO.

The District has approved the sale of 4 water rights to the developer upon annexation by LAFCO and as a condition of the Tentative map approval. The developer has purchased 4 water rights and that all improvements shall be designed, engineered and installed by the developer in accordance with the requirements of the most recent District Rules and Regulations and Exhibits and that the work be approved and accepted by the District as a condition precedent to the recording of the Final map.

The water district is a rural drinking water system. New residences may need to provide additional on-site storage for in-house fire protection systems. Hydrants within the district are for filling of fire department tanker trucks (there is no guarantee on flow rate or quantity of water available). The landowner should verify the risks and limitations regarding fire protection in this area.

Please contact the undersigned if you have any questions.

Sincerely,

Dale Motiska  
General Manager