

**MITIGATED NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

PROJECT TITLE:

Pleasants Valley Riding Arena Application No. U-05-026 Amendment 1

PROJECT DESCRIPTION AND LOCATION:

The project is located at 7680 Pleasants Valley Road, approximately 5 miles northwest of the City of Vacaville. Currently, the Pleasants Valley Riding Arena and Horse Boarding facility operates 61 horse stalls for boarding. Equestrian lessons/classes are provided Monday – Sunday between 9 am – 9 pm. The applicant is proposing to expand the operation to allow:

- Horse shows, one Saturday per week between January - May and September-October, for a total of 32 shows maximum per calendar year. Approximately 100 – 150 persons including family, boarders and employees, are anticipated during the event, which would operate 8 am thru 10 pm. The horse shows provide opportunities for Masters and Amateur class riders to take place in the existing arena. Certain horseshow participants may stay in their trailers through the weekend.
- Covered riding corral (Building K), approximately 120 ft x 100 ft, and 9 outdoor stalls for horses. The horseshow events would not take place in this building. During show events, Building K would house boarded horses relocated from the stalls nearby the arena (Building A) .
- 1 - 800 square foot manufactured home as employee living quarters (Building E)
- Several equipment storage buildings (Building, L, M and N)

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regard to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Mitigated Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:

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

Prior to any ground disturbance, issuance of grading or building permit, the project proponent shall comply with the following mitigation measure:

- 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 0.25 miles of the active construction area. 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 15 days prior to construction and submit the surveys to the Department of Resource Management.

- B. If active nests are found, maintain a no disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no disturbance 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.

PREPARATION:

This Mitigated Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at www.solanocounty.com under Departments, Resource Management, Documents, Departmental Reports.



Allan Calder, Planning Program Manager
Solano County Dept. of Resource Management
675 Texas Street, Suite 5500, Fairfield, CA 94533
(707) 784-6765

Pleasants Valley Riding Arena (PVRA)
Use Permit Application No. U-05-26 Amendment No.1
Initial Study and
Mitigated Negative Declaration



October 2021

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

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CHAPTER 1 - PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

1.1 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 California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	Pleasants Valley Riding Arena, Horse Boarding and Lessons
Application Number:	Use Permit U-05-26 Amendment No.1
Project Location:	7680 Pleasants Valley Road, Vacaville, CA
Assessor Parcel No.(s):	0102-030-170, 230 and 220
Project Sponsor's Name	Joetta and Edward Griffin

General Information

This mitigated negative declaration (MND) has been prepared by the County of Solano, as lead agency, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), to analyze and disclose the environmental effects associated with project. This document discusses the proposed project, the environmental setting for the proposed project, and the potential for 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 request additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533. Additionally, the document is available on www.solanocounty.com under Departments, Resource Management, Documents, Environmental Impact Reports and Negative Declaration.
- 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:
Department of Resource Management
Planning Services Division
Attn: Nedzlene Ferrario
675 Texas Street
Fairfield, CA 94533
- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: nferrario@solanocounty.com
- Submit comments by the deadline: November 1, 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 Mitigated Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

1.2 ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study the Solano County Department of Resource Management finds:

The proposed project could not have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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.

The proposed project could have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.

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.

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.

9/22/21
Date

Nedzlene Ferrario
Nedzlene Ferrario, Senior Planner
County of Solano
Department of Resource Management

9/22/21
Date:

Joetta Griffin
Joetta Griffin
Project Proponent

1.3 ENVIRONMENTAL SETTING

The subject site is located at 7680 Pleasants Valley Road, approximately 5 miles northwest of the City of Vacaville. The topography is rolling hills and the 67.64-acre site is developed with a 56 x 250 square foot, metal barn used as a riding arena, bathroom facilities, several horse barns / storage buildings, gravel roads and various parking areas. Ingress and egress via a single driveway is off of Pleasants Valley Road. An onsite well provides the water supply and wastewater is treated by an on-site septic system.

Vicinity Map



Pleasants Valley Road borders the western boundary of the property. Pleasants Creek flows parallel to Pleasants Valley Road for approximately half of the western property boundary, eventually draining into a culvert under the roadway. A stock pond is located the confluence of Pleasants Creek and a minor tributary near the central portion of the property. Rural residential ranches and range land surround the property.

Background:

November 18, 2010, the Planning Commission granted a use permit for 81 horse stalls, horse breeding, riding lessons, horse day camp and agricultural educational classes for Pleasants Valley Riding Arena (PVRA) and determined that the Initial Study/Mitigated Negative Declaration (ISMND) prepared was adequate and complete. The ISMND identified mitigation measures relative to Valley Longhorn Elderberry Beetle and seasonal wetlands. The proponent has complied with such mitigation measures.

1.4 PROJECT DESCRIPTION

Currently, the Pleasants Valley Riding Arena and Horse Boarding facility operates 61 horse stalls for boarding. Equestrian lessons/classes are provided Monday – Sunday between 9 am – 9 pm. The applicant is proposing to expand the operation to allow:

- Horse shows, one Saturday per week between January - May and September- October, for a total of 32 shows maximum per calendar year. Approximately 100 – 150 persons including family, boarders and employees, are anticipated during the event, which would operate 8 am thru 10 pm. The horse shows provide opportunities for Masters and Amateur class riders to take place in the existing arena. Certain horseshow participants may stay in their trailers through the weekend.
- Covered riding corral (Building K), approximately 120 ft x 100 ft, and 9 outdoor stalls for horses. The horseshow events would not take place in this building. During show events, Building K would house boarded horses relocated from the stalls nearby the arena (Building A) .
- 1 - 800 square foot manufactured home as employee living quarters (Building E)
- Several equipment storage buildings (Building, L, M and N)

Access/Circulation

Ingress and egress to the site will be provided via the existing driveway off Pleasants Valley Road.

Parking

Gravel parking spaces are provided as follows:

Standard vehicles parking (9 ft x 20 ft)	29
Trailer parking	18
Accessible spaces	3
Total	50

Domestic Water Supply

The project will utilize the on-site well for domestic water supply.

Wastewater

Wastewater will be treated by the on-site septic system. According to the Environmental Health Division, there is adequate capacity for the on-septic system for the projected horseshow participants. The applicant proposes to provide chemical toilets during the events for added convenience.

1.5 ADDITIONAL DATA

NRCS Soil Classification:	Altamont clay 9%-30% slopes (Class IV), Brentwood clay foam 0-2% percent slopes (Class III), Dibble-Los Osos loams, 30% - 50% slopes (Class IV), Dibble-Los Osos clay loams 9%-30% percent slopes (Class IV), San Ysidro sand loam 2%-5% slopes (Class IV).
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	N/A

Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	A-20	Horse boarding & training facility
North	Agriculture	A-20	Agriculture
South	Agriculture	A-20	Agriculture
East	Agriculture	A-20	Agriculture
West	Agriculture	A-20	Agriculture

1.6 LAND USE CONSISTENCY ANALYSIS

1.6.1 General Plan

The General Plan has designated this area for agricultural and rural purposes, and impacts associated with normal agricultural uses and typical agricultural compatible uses such as horse facilities and agricultural education are to be expected and anticipated in the County General Plan.

1.6.2 Zoning

The property is zoned Exclusive-Agriculture 20 acre minimum and the proposed uses are conditionally permitted subject to Planning Commission approval.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

California Department of Fish and Wildlife, Cal Fire, Vacaville Fire Protection District

CHAPTER 2 - ENVIRONMENTAL CHECKLIST

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

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as additional application materials 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 WITH MITIGATION MEASURES

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project does not require mitigation measures to reduce potential impacts to less than significant levels.

- Biological 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 addressed in the applicable Section.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation and Traffic |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Mandatory Findings of Significance |

Findings of NO IMPACT

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

Agricultural & Forestry Resources

Cultural Resources

Land Use and Planning

Mineral Resources

Population and Housing

Recreation

Tribal Cultural Resources

2.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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"/>

Environmental Setting

The property is located on Pleasants Valley Road, a County designated scenic corridor according to the General Plan. The property is developed with a 375 x 150 metal barn painted blue, horse stall buildings and office buildings situated 700 feet from the road. The project consists of several new structures, such as employee quarters, storage buildings, new covered riding corral (120 x 100 feet) and outdoor pens for 9 horses approximately 60 feet from the front property line. The new corral and outdoor pen will be visible along Pleasants Valley Road; however, the remaining new buildings will be setback more than 200 feet from the front property line and not highly visible from Pleasants Valley Road. Exterior lighting is proposed adjacent to the new corral.

Impacts Discussion

2.1. a, b, c: The property is located on Pleasants Valley Road, a County designated scenic corridor pursuant to the Solano County General Plan. The proposed structures will have an agricultural look to them, and setback 60 feet or more from Pleasants Valley Road. The project will not substantially degrade the visual character or quality of its surroundings and is not located within a State Scenic Highway. There is expected to be **less than significant** impact to scenic vistas.

2.1 d The project proposes additional exterior lighting which could cause unwanted glare during the nighttime. To minimize unwanted glare impacts, exterior lighting to be shielded and oriented away from the residences and public street consistent with County Zoning Code and will result in **less than significant impacts**.

2.2 AGRICULTURAL AND FORESTRY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As referenced on the 2018 California Department of Conservation Important Farmland map, the property is classified as Grazing Land. The property was under Williamson Act contract no. 19; however, the applicant filed a Notice of Non-Renewal on August 10, 2009; as of December 23, 2018, the property is no longer under contract.

Impacts Discussion

2.2 a, b, c: The property is no longer under contract and will not conflict with the Williamson Act guidelines. Horse boarding and shows are conditional uses in the Agricultural Zoning District. The project will not result in the loss of forest land or conversion of forest land to non-forest use. **No impacts are anticipated.**

2.3 AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project is located within the Yolo-Solano Air Quality Management District (YSAQMD) which is comprised of northeastern portion of Solano and Yolo County. Projects in this district are subject to the Yolo - Solano AQMD rules and regulations in effect at the time of construction.

Impacts Discussion

2.3a-c: The project has the potential to generate emissions during both construction activities and vehicular traffic during horseshow events. However, the construction of the proposed buildings does not have the potential to violate ambient air quality standards and the additional vehicular traffic is minimal (Refer to Traffic Section); therefore, impacts to air quality are considered to be **less than significant**.

2.3d: Horse manure may create objectionable odors. The project proponent maintains an Odor Management Plan enforced by the Environmental Health Division. Compliance will **result in less than significant impacts**.

2.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The 2010 ISMND identified the potential for the Elderberry shrub on the property and required a mitigation measure which required mapping of the shrub locations by a professional biologist and restricted construction within 100 feet of the shrub. The location of the shrub is important as it provides habitat for the Valley Longhorn Elderberry Beetle, a Federally Endangered Species. Four (4) shrubs were identified on the southern portion of the site and mapped by Area West Environmental in 2014. The proposed project is not located within 700 feet of the Elderberry Shrubs.

Impacts Discussion

2.4a: The California Natural Diversity Database (CNDDDB) indicates that there is potential for nesting raptors or other protected migratory birds in the area. Large trees on the property and nearby are suitable for nesting sites. 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):

Prior to any ground disturbance, issuance of grading or building permit, the project proponent shall comply with the following mitigation measure:

- 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 0.25 miles of the active construction area. 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 15 days prior to construction and submit the surveys to the Department of Resource Management.
- B. If active nests are found, maintain a no disturbance buffer zone around the active nests during the breeding season or until it is determined that the young have fledged. The no disturbance 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.

Swainson Hawk foraging habitat:

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. Swainson's Hawk prefer foraging ground composed of grasslands, irrigated pastures, hay and wheat crops.

2.4 b: No aquatic or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **No Impact.**

2.4 c: There are no federally impacted wetlands located on the proposed site for the expansion. **No Impact.**

2.4 d: The project will not interfere with 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. **No impact**

2.4 e: The project does not propose removal of any trees. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. These types of ordinances have not been adopted within this region of the County. **No Impact.**

2.4 f: See discussion under 2.4 (e) above. **No Impact.**

2.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The 2010 Initial Study indicated that Northwest Information Center (NWIC) at Sonoma State University determined that no previous cultural resource studies have been performed and that the site has a low possibility of containing unrecorded archaeological site(s). Further study for cultural resources was not recommended by the Sonoma State NWIC. However, if cultural or human remains are encountered during construction, the applicant will be required to stop all work and contact a qualified archaeologist and the Department of Resource Management to determine the proper course of action.

Impacts Discussion

2.5 a: The project will not cause substantial adverse change to historical resources. **No impacts are anticipated.**

2.5b: NWIC has indicated there is low probability of unrecorded archeological site. **No impacts are anticipated.**

2.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental setting & Impacts Discussion

2.6a: The project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. **Less than significant impacts are anticipated.**

2.6b: The project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **Less than significant impacts are anticipated.**

2.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The property is not located within an Alquist-Priolo Fault Zone. However, according to the Public Health and Safety Chapter, the property is identified within high liquefaction potential; slope hazards of 15% or higher; least or marginally susceptible area for landslides, and high shrink swell potential.

Impacts Discussion

2.7a(i)-(iv): The site is not located within an Alquist-Priolo Fault Zone; however, the subject site is located within an area of High Liquefaction Potential and in an area of Marginally Susceptible to Landslide. The project will require a geotechnical report prepared by a licensed professional prior to issuance of building permits. Compliance with Building Code requirements will minimize impacts to **less than significant impact**.

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

2.7c: The project will be designed in conformance with the county's current building code, which will require a Geotechnical Report prepared by a licensed professional prior to issuance of building permits. Compliance with Building Code requirements will minimize impacts to **less than significant**.

2.7d: The building(s) will be designed in conformance with the County's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **Less than significant impacts are anticipated.**

2.7e: According to the Environmental Health Division, the existing septic system is designed in conformance with the county's current on-site sanitation requirements and determined that the soils are capable of supporting the existing system. **Less than significant impacts are anticipated.**

2.7f: No unique paleontological resource or unique geologic feature have been identified on-site. **No Impact.**

2.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts discussion

2.8a: The project is expected to generate less than 110 ADT (Refer to Traffic Discussion) and would not have a significant impact on greenhouse gas emissions (GhG). **Less than significant impacts are anticipated.**

2.8b: 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). **Less than significant impacts are anticipated.**

2.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts Discussion

2.9a: The project would not transport, use, or dispose of hazardous materials. **No Impact.**

2.9b: See discussion under (a.) above. **No Impact.**

2.9c: The project is not located within one-quarter mile of a school. **No Impact.**

2.9d: The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

2.9e: As identified on Figure 2A if the Travis Air Force Base Land Use Compatibility Plan, the project is located outside of the area of influence and not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

2.9f: The project will not affect any adopted emergency response plans. **No Impact.**

2.9g: The property is located within the Cal Fire State Responsibility Area (SRA). Refer to Wildfire Section. **Less than significant impacts are anticipated.**

2.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project would utilize the existing on-site septic system to handle wastewater discharge which is designed to accommodate up to 150 persons per day, according to the Environmental Health Services Division. The applicant proposes to use chemical toilets during the horseshow events for added convenience.

The proposed activities are not anticipated to exceed 25 people per day for 60 or more days in a calendar year; therefore, the project does not require a small public water system. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow.

Impacts Discussion

2.10a: The project will not violate waste discharge or water quality standards. The existing on-site septic system is permitted by the Environmental Health Division and subject to inspections to ensure compliance with waste discharge or water quality standards. **Less than significant impacts are anticipated.**

2.10b: The project will be served by on-site well for domestic drinking water and will not require a substantial increase in groundwater utilization. **Less than significant impacts are anticipated.**

2.10c (i-iv): The project does not alter any creeks, streams or rivers. Compliance with Solano County Code, Chapter 31, Grading, Drainage and Erosion Control ensure **less than significant impacts.**

2.10d: The project is not located in a flood zone, or in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

2.10e: The project does not conflict or obstruct implementation of a water quality control plan or groundwater sustainability plan. **Less than significant impacts are anticipated.**

2.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The subject site is located in a community predominantly consisting of large-scale ranches and designated Agriculture by the Solano County General Plan and within the Exclusive Agricultural 20-acre zoning district (A-20).

Impacts Discussion

2.11a: The project is contained within the ownership of the proponent and will not divide an established community. **No Impact.**

2.11b: The project does not conflict with land use policy or plan. **No impact**

2.12 MINERAL RESOURCES

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

Environmental Setting

As indicated on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site.

Impacts Discussion

2.12a: No known mineral resources exist at the site. **No Impact.**

2.12b: Reference (a) above. **No Impact.**

2.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & impact discussion

The applicant proposes to use a public address system (PA system) during the shows (9 am – 10 pm) in the existing arena. Horseshow events are not proposed in the new riding corral, and PA systems are not assumed at this location.

The arena is covered and open on three sides and located about 700 feet from the front of the property, situated on the hillside. Sensitive receptors such as residences are located beyond 1000 feet of the existing arena. The closest residence, located across Pleasants Valley Road approximately 1200 feet from the existing arena, is occupied by the project proponent. However, the arena is located in a valley and use of the PA system have the potential to echo within the valley.

2.13a: The use of public address systems (PA system) during the horseshow events has the potential to cause unwanted sound and echo into the surroundings given that the property is located in a valley. Noise levels generated would be limited to play by play and cheering during the event and could vary depending upon the excitement of the participants. Table HS-3 of the Health and Safety Chapter indicates that acceptable day time noise levels for riding stables/outdoor events to be more than 75 dBA during the daytime. However, outdoor noise levels that exceed 60 dBA are generally considered inappropriate in residential areas, particularly during the hours between 7 pm – 10 pm which is considered to be for relaxation and sleeping time. Nevertheless, given the proximity of residential dwellings and that the horse show events do not occur on a daily or weekly basis, noise impacts associated with the horseshow events are **less than significant**.

2.13b: The project would not cause excessive ground borne vibration or noise levels. **No impact**

2.13c: The project is located within the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as referenced on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. The project is not located within the vicinity of a private airstrip. **No Impact.**

2.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project does not propose additional housing or population.

Impacts Discussion

2.14a: The project does not substantially induce population growth or construct infrastructure that could induce population growth. **No Impact.**

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

2.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting & Impacts Discussion

2.15a: The subject site is currently served by the Vacaville Fire Protection District, and Solano County Sheriff's Department for the unincorporated County. No schools or parks will be affected. The project will utilize the existing on-site domestic water well and septic system to serve the project with no impacts to municipal sanitation services. Chemical toilets are proposed for waste disposal. **Less than significant impacts are anticipated.**

2.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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"/>

Environmental Setting & Impacts Discussion

2.16a: The project does not require additional public park facilities or impact public facilities. **No impact**

2.16b: The project does not involve or affect recreational facilities or resources. **No Impact.**

2.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) "vehicle miles traveled"?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impacts Discussion

2.17a: The project is located in a rural area and does not conflict with any adopted plan. However, parking during an event may cause a nuisance.

The project anticipates an average of 100 people per event and 150 people at maximum on-site during a horse show event. Based upon County public assembly parking standards of 1 space for 4 persons, 38 spaces will be required for the maximum of 150 people. The following is a breakdown of parking spaces provided:

Standard vehicles parking (9 ft x 20 ft)	29
Trailer parking	18
Accessible spaces	3
Total	50

A total of 50 parking spaces are proposed, 12 more than required; therefore, more than adequate parking spaces are provided and there is ample room on the property for overflow parking if necessary. **Less than significant impacts are anticipated.**

According to Public Works, the existing driveway does not meet commercial driveway requirements and would require widening. Compliance with the County encroachment requirements would minimize impacts to **less than significant.**

The property is located in a rural area and there no adopted plans related to transit, bicycle or pedestrian facilities. **Less than significant impacts are anticipated.**

2.17b: In December 2018, the California Office of Planning and Research (OPR) issued a Technical Advisory on Evaluating Transportation Impact in CEQA. The advisory document outlines screening thresholds for land use projects to identify when a project can be expected to cause a less-than-significant impact, particularly with regard to vehicle miles traveled (VMTs). The OPR advisory identifies Small Projects as those which generate or attract fewer than 110 trips per day, which generally may be assumed to cause a **less than significant impact**.

According to Phillip Engineering, the project's peak hour 11 am -12 noon is during registration and sign ups, would generate 40-70 vehicles exiting and entering the property on average during a single event, which is approximately 1 vehicle every 51 seconds which is insignificant. Refer to the attached letter.

Additionally, the project will generate less than 110 ADT. **Less than significant impacts are anticipated.**

2.17c: The proposed facility does not include any features which create dangerous conditions. **No Impact.**

2.17d: The project will not result in inadequate emergency access. **No Impact.**

2.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

On May 7, 2021, the County reached out to several Native American Tribes as recommended by the Native American Heritage Commission. None of the Tribes requested consultation.

Impacts Discussion

2.18a (i) (ii): No tribal or historical resources have been identified on the subject site. **No Impact.**

2.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts Discussion

2.19a: The project will not require additional utility facilities. **Less than significant impact**

2.19b: The project will utilize an onsite domestic water well and the existing private septic system. Environmental Health Division has determined that there is adequate capacity. **Less than significant impact**

2.19c: Reference (a) above. **Less than significant impacts.**

2.19d: Solano County is served by two landfills which maintain more than a fifteen-year capacity for the county's solid waste disposal needs. There is adequate capacity to receive waste generated on-site. **Less than significant impacts.**

2.19e: The project will comply with federal, state, and local statutes and regulations related to solid waste. **Less than significant impacts.**

2.20 WILDFIRE

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

Environmental Setting

The property is located within the State Responsibility Area (SRA) of moderate risk, designated by Cal Fire and within the Vacaville Fire Protection Service District. The proposed project has the potential to expose project occupants to wildfire risks. There is a 75,000-gallon water tank on-site approved by the Fire Protection District for fire suppression. Development within the SRA area is subject to Fire Safe Regulations which require structures to be setback more than 30 feet from the property lines or center of the road, maintain 100-foot defensible space around the building unless located less than 100 feet. The defensible space is a firebreak made by removing and clearing away brush, flammable vegetation or combustible growth to reduce the risk of exposure and maintained by the property owner. Prior to issuance of building permits, the structures will be evaluated for compliance with Fire Safe Building code requirements such as fire sprinklers and fire-resistant building materials. Compliance with Fire Safe Regulations and Vacaville Fire Protection District will minimize impacts to less than significant.

Impacts Discussion

2.20a: There are no identified adopted emergency response plans applicable to the project. **No Impact.**

2.20b: Compliance with Fire Safe Regulations would minimize impacts to a **less than significant.**

2.20c: Reference (b) above. **Less than significant impacts.**

2.20d: Reference (b) above. **Less than significant impacts.**

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or 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 type="checkbox"/>	<input checked="" 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"/>

Impacts Discussion

2.21a-c: No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings. Compliance with recommended mitigation measures will reduce impacts to **less than significant**.

CHAPTER 3 – AGENCY COORDINATION AND PUBLIC INVOLVEMENT

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies. (See Section 5.0 Distribution List)

3.2 Public Participation Methods

The Initial Study is also 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:

Nedzlene Ferrario
Senior Planner
Solano County Department of Resource Management
Planning Services Division
675 Texas Street
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: nnferrario@solanocounty.com

3.3 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

3.4 Distribution List

State Agencies

Cal Fire
CA Dept. of Fish and Wildlife

Local Agencies

Vacaville Fire Protection District

APPENDICES

- A** - Use Permit Application No. U-05-26 Amendment No. 1
- B** - Site Plan
- C** - Phillipi Engineering Letter



DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

APPENDIX A

(707) 784-6765 Phone

(707) 784-4805 Fax

www.solanocounty.com

Application Type: New Extension (maps) Minor Revision Map Modification

- | | | |
|--|---|--|
| <input type="checkbox"/> Administrative Permit (AD) | <input type="checkbox"/> Minor Use Permit (MU) | <input type="checkbox"/> Sign Permit (SGN) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input checked="" type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> General Plan Amendment (G) | <input type="checkbox"/> Mutual Agreement (MA) | <input type="checkbox"/> Variance (V) |
| <input type="checkbox"/> Major Subdivision (S) | <input type="checkbox"/> Performance Standards (PS) | <input type="checkbox"/> Waiver (WA) |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP) | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS) | <input type="checkbox"/> Rezone (Z) | |

FOR OFFICE USE ONLY

Application No: U-05-20 Amend #1 MR# _____ Hrg: AD ZA PC BOS _____ Date Filed: 10/27/17 Plnr: NF

Project Name: PVRA Pleasants Valley Riding Arena

Subject Site Information

Site Address: 7680 Pleasants Valley Rd. City: Vacaville State: CA Zip: 95688

Assessor's Parcel Number (s): _____ Size (sq. ft/acre): _____

Preferred Property Access by Staff: OK to access Call applicant before access Call owner before access

Contact Information

Property Owner Name: Edward D. & Joetta Griffin

Contact Name: Joetta Griffin Phone: (707) 451-3898 Email: joetta@acninc.net

Mailing Address: PO Box 5026 City: Vacaville State: CA Zip: 95696

Architect/Engineer/Land Surveyor Company Name: N/A

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant/Company Name: Same as Owner

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Other Contacts:

Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

See Attached

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: _____

Current Zoning: _____

Proposed General Plan Designation: _____

Proposed Zoning: _____

Current Water Provider: Private Well

Current Sewage Disposal: Septic

Proposed Water Provider: same

Proposed Sewage Disposal: same

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? Yes No

If yes, Contract No. 19 please provide a copy.

If yes, has a Notice of Non-Renewal been filed? Yes No

If yes, please provide a copy. According to assessors office 12/23/18 OOT

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

Yes No if yes, please list and provide a copy.

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Building Permit - reclassification

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

V-05-26

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

Biological, Compaction, Geological

E. Does the project involve Housing and Urban Development (HUD) federal funding? Yes No
Is HUD funding anticipated? Yes No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. Yes No

Project site/make up does not change only need to add an activity - shows.

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site: 100 Acre

B. Surrounding properties: rural residential / agricultural

C. Existing use of land: Horse Boarding Facility

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	1 House Manufactured	2400 sq ft
Agricultural	Arena & Barns	56,000 = 2400 sq ft - HAY BARN
Commercial		8400 sq ft - BARN
Industrial		3800 sq ft - BARN
Other		

E. Describe existing vegetation on site, including number and type of existing trees.
This request does not affect any vegetation or trees

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).
cattle sheep

G. Slope of property:

Flat or sloping (0 - 6% slope) 10 acres
 Rolling (7 - 15% slope) 50 acres
 Hilly (16 - 24% slope) _____ acres
 Steep (> 24% slope) _____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

everything drains to the road Pleasant Valley Rd.

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Pasture	South	Pasture
East	Pasture	West	Pasture

J. Distance to nearest residence(s) or other adjacent use(s): 2000+ @ (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

everything underground - But not close to property lines

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

ephemeral creek along PVR
NOT affected by this request

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

drainage to PVR - not affected by this request

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

not affected by this request

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes _____ No _____ Don't Know _____ If yes, please list:

NONE

P. Describe existing vehicle access(s) to property:

Drive way 32' entrance w/ 48' setback to gate
1000' of continually driveway and parking lot

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

none

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

2 signs @ Entrance 4x3 each

6 Proposed Changes to the Site

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

none

i. Percent of site previously graded: _____ %.

ii. Project area (area to be graded or otherwise disturbed): _____ sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

_____ Less than 50 cubic yds³ _____ More than 50 cubic yds³ _____ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported _____ yd³ Exported _____ yd³ Used on site _____ yd³.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

None

C. Number, type and use of existing structures to be removed, and removal schedule:

none

D. Describe proposed fencing and/or visual screening (landscaping):

none

E. Proposed access to project site (road name, driveway location, etc.):

none

F. Proposed source and method of water supply:

private well

G. Proposed method of sewage disposal (specify agency if public sewer):

private septic

No changes

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

I. List hazardous materials or wastes handled on-site:

_____ none _____

J. Duration of construction and/or anticipated phasing:

_____ none _____

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

_____ no _____

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

* No changes to current utilization

1. Number of structures: Single Family: _____ Multi-family: _____ Accessory: _____

If multi-family, number of units: _____ Maximum height: _____

2. Signage: Freestanding: _____ Dimension(s): _____ Area: _____ (sq.ft)
Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: _____ (sq.ft) Surfaced area: _____ (sq.ft)

Landscaped or open space: _____ (sq.ft)

2. Total floor area: _____ (sq.ft)

3. Number of stories: _____ Maximum height: _____ (ft.)

4. Proposed hours of operation:

Days: _____

From: 7 am a.m./p.m to 10 pm a.m./p.m

Year round: Yes No

Months of operation: from Sept through May

FOR SHOWS

5. Proposed construction schedule: none
 Daily construction schedule: from _____ a.m./p.m. to _____ a.m./p.m.
 Days of construction: _____
6. Will this project be constructed in phases? Describe:
 _____ no _____

7. Maximum number of people using facilities:
 At any one time: 100 Throughout day: 25
8. Total number of employees: 4
 Expected maximum number of employees on site: 10 at time of show
 During a shift: _____ During day: _____
9. Number of parking spaces proposed: _____
10. Maximum number of vehicles expected to arrive at site:
 At any one time: 3 day: _____
11. Radius of service area: _____
12. Type of loading/unloading facilities:
 _____ n/a _____
13. Type of exterior lighting proposed:
 _____ Disk tile Down _____
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.
 _____ PA system _____
15. Describe all proposed uses which may emit odors detectable on or off-site.
 _____ Manure is removed weekly _____
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.
 _____ 2 signs 3'x4' _____

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". *Attach additional sheets as necessary.*

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: [Signature] Date: 10/25/17

PRINTED NAME: Joetta Griffin

Applicant signature: [Signature] Date: 10/25/17

PRINTED NAME: Joetta Griffin

For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees	
<u>U-05-26</u>	\$ <u>2348</u>	Initial Study	\$ _____
<u>Amend #1</u>	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
_____	\$ _____	Initiate EIR	\$ _____
Total	\$ <u>2348.00</u>	Mitigation Monitoring Plan	\$ _____
Total Fees Paid (P + E)	\$ <u>2348.00</u>	Total	\$ _____
		Receipt No.: <u>#1049974</u>	DATE: <u>10/27/17</u>

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

Follow Up to meeting in September: Here are answers to the questions raised at our meeting. Please let me know if there is any unanswered concerns I may have missed. If there are no additional concerns at this time – I will submit plans and the fee for the initial study.

Horse Shows/Events are weekly during the months of September – May. No shows in June, July and August.

PVRA – membership, no tickets – SEE ATTACHED – SAMPLE SHOW SCHEDULE – with schedule of the day activities

Total attendees – maximum 150 (this includes family, boarders, employees) – no more than 100 in the arena building – average 50

Participants ride together a lot. There may be 30 trailers avg. at a show

Boarder participation – I believe that some of our boarders will participate in the shows. However, I am not able to provide an estimate. Boarders will not be able to use the arena when a show is taking place and is the reason for the potential future addition of the covered arena (building k).

Schedule of other days of the week – SEE ATTACHED - SAMPLE WEEKLY SCHEDULE – SEPTEMBER - MAY

Currently have 3 portables (one of which is handicap accessible) and 2 flushing toilets. We do not believe we will need more portables to support the shows. However, if we do, we will address this subject with Environmental Management.

The DBA for the PA System will be below 60 at the property line.

Food Service - Either we will purchase and permit our own catering truck or we will have an outside vendor with a licensed catering truck support the show.

There is an increase of 10 horses to the use permit. See plans for location of the horses.

FUTURE Buildings D & F have been moved out of the area of concern – bldg. permits will be applied for prior to construction of any future buildings.

FUTURE Building K will be 60 feet off the property line and will be noted on plans – bldg. permits will be applied for prior to construction of any future buildings.

REVISED SAMPLE WEEKLY SCHEDULE/JANUARY-DECEMBER

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-4p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an avg of 20 throughout the day</p> <p>5p-10p sorting practice</p> <p>an average of 25-35 people in the barn at one time(max 28 classes/year) mid-jan-may; sept-mid nov <u>no practices during jun, jul, aug, mid nov-mid jan</u></p>	<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-4p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an avg of 20 throughout the day</p> <p>5p-10p roping practice</p> <p>an average of 25-35 people in the barn at one time(max 28 classes/year) mid-jan-may; sept-mid nov <u>no practices during jun, jul, aug, mid nov-mid jan</u></p>	<p>9a-9p show january -may/sept- dec(max 32 shows/year)</p> <p>no more than 100 people in the arena at one time</p> <p>150 on the property with boarders, employees, family</p> <p>on days there is no show</p> <p>9a-9p boarders & lessons</p> <p>there are an average of 5- 10 people in the barn at one time and an average of 20 throughout the day</p>	<p>9a-9p boarders & lessons</p> <p>there are an average of 5-10 people in the barn at one time and an average of 20 throughout the day</p>





ARENA RULES

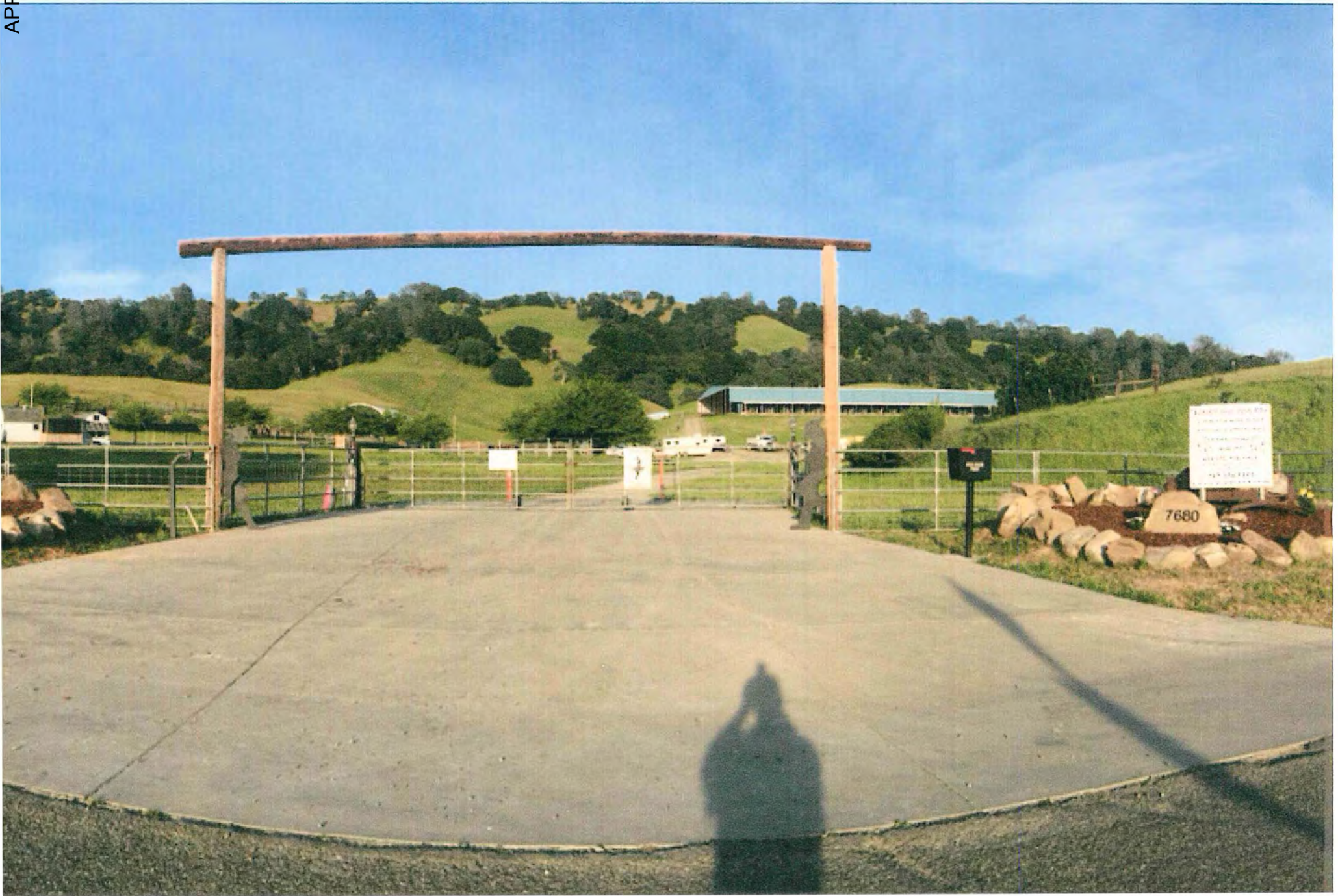
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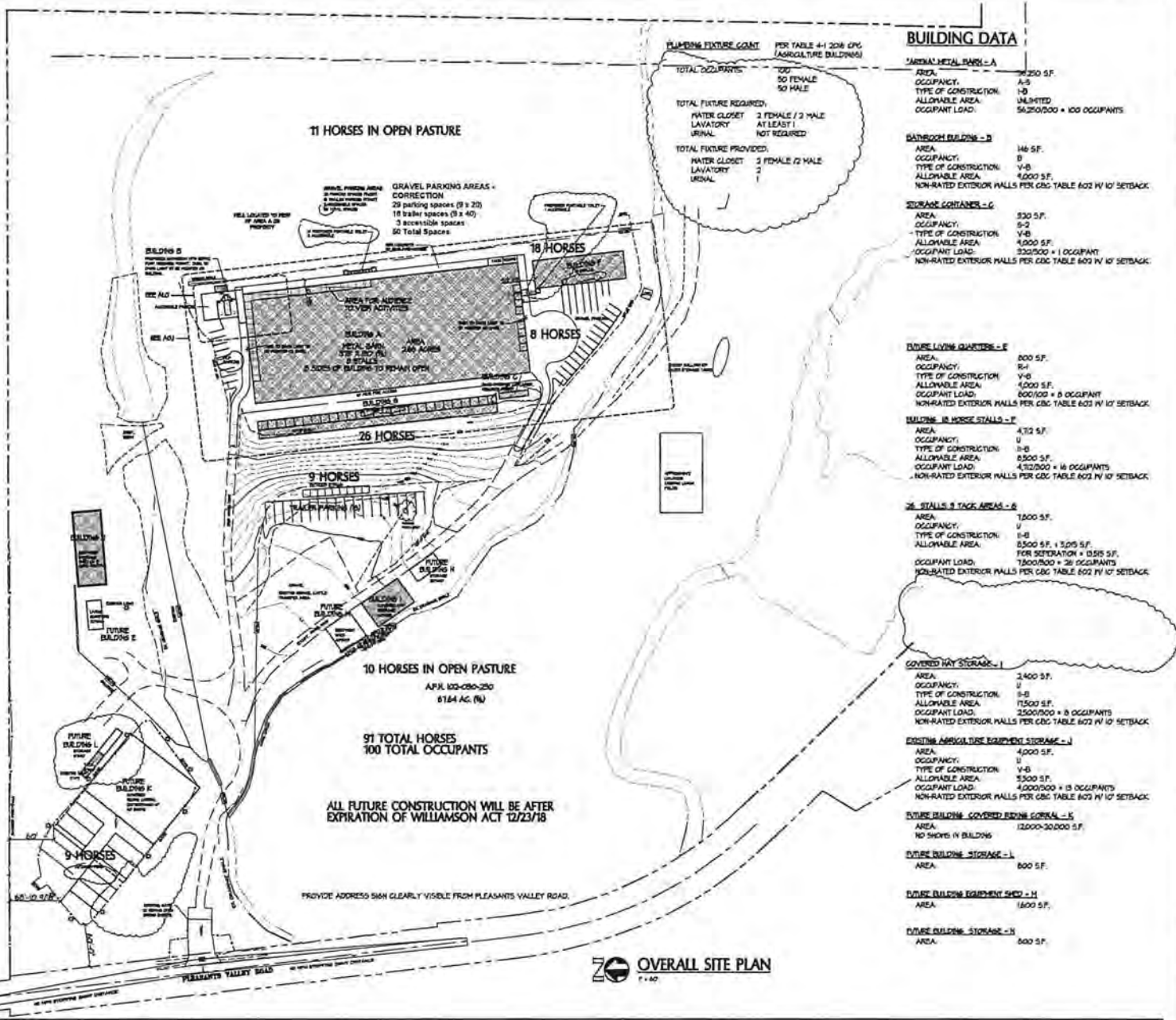
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APPENDIX A







PUMPING FIXTURE COUNT PER TABLE 4-1 2014 CPC (AGRICULTURE BUILDINGS)

TOTAL OCCUPANTS:	100
50 FEMALE	
50 MALE	
TOTAL FIXTURE REQUIRED:	
WATER CLOSET	2 FEMALE / 2 MALE
LAVATORY	AT LEAST 1
URINAL	NOT REQUIRED
TOTAL FIXTURE PROVIDED:	
WATER CLOSET	2 FEMALE / 2 MALE
LAVATORY	2
URINAL	

BUILDING DATA

BARNDOL METAL BARN - A	AREA: 7,200 S.F.
	OCCUPANCY: A-5
	TYPE OF CONSTRUCTION: U-B
	ALLOWABLE AREA: UNLIMITED
	OCCUPANT LOAD: 50,000/2000 = 100 OCCUPANTS
BATHROOM BUILDING - B	AREA: 146 S.F.
	OCCUPANCY: B
	TYPE OF CONSTRUCTION: V-B
	ALLOWABLE AREA: 4,000 S.F.
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
STORAGE CONTAINERS - C	AREA: 330 S.F.
	OCCUPANCY: S-2
	TYPE OF CONSTRUCTION: V-B
	ALLOWABLE AREA: 4,000 S.F.
	OCCUPANT LOAD: 200/200 = 1 OCCUPANT
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
FUTURE LIVING QUARTERS - E	AREA: 800 S.F.
	OCCUPANCY: R-1
	TYPE OF CONSTRUCTION: V-B
	ALLOWABLE AREA: 4,000 S.F.
	OCCUPANT LOAD: 800/100 = 8 OCCUPANT
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
BUILDING IN HORSE STALLS - F	AREA: 4,112 S.F.
	OCCUPANCY: U-B
	TYPE OF CONSTRUCTION: U-B
	ALLOWABLE AREA: 4,500 S.F.
	OCCUPANT LOAD: 4,112/200 = 20 OCCUPANTS
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
26 STALLS & TACK AREAS - G	AREA: 1,800 S.F.
	OCCUPANCY: U
	TYPE OF CONSTRUCTION: U-B
	ALLOWABLE AREA: 4,500 S.F. / 1,505 S.F.
	OCCUPANT LOAD: 7800/200 = 39 OCCUPANTS
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
COVERED HAY STORAGE - I	AREA: 1,400 S.F.
	OCCUPANCY: U
	TYPE OF CONSTRUCTION: U-B
	ALLOWABLE AREA: 17,500 S.F.
	OCCUPANT LOAD: 2500/200 = 12 OCCUPANTS
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
EXISTING AMERICA DISC EQUIPMENT STORAGE - J	AREA: 4,000 S.F.
	OCCUPANCY: U
	TYPE OF CONSTRUCTION: V-B
	ALLOWABLE AREA: 5,500 S.F.
	OCCUPANT LOAD: 4,000/200 = 20 OCCUPANTS
	NON-RATED EXTERIOR WALLS PER CBC TABLE 602 IN 1/2 SETBACK
FUTURE BUILDING COVERED RIDING CORRAL - K	AREA: 12,000-30,000 S.F.
	NO SHOWS IN BUILDING
FUTURE BUILDING STORAGE - L	AREA: 800 S.F.
FUTURE BUILDING EQUIPMENT SHED - M	AREA: 1,600 S.F.
FUTURE BUILDING STORAGE - N	AREA: 800 S.F.



Project Architect
Robert Rolon Sear

1000 N. GARDEN ST. SUITE 100
SANTA ANA, CA 92705
TEL: 714.241.1111 FAX: 714.241.1112

Professional Seal of Robert Rolon Sear, Architect No. 12345



DATE: APRIL 1, 2014
SCALE: 1/8" = 1'-0"
DRAWN BY: RRS

RIDING AND BOARDING STABLES

ARENA
7800 PLEASANTS VALLEY RD.
VACAVILLE, CALIFORNIA

Scale:	1/8" = 1'-0"
Date:	12/18/13
Drawn by:	RRS
Checked by:	RRS
Approved by:	RRS
Project No.:	12345
Sheet No.:	1 of 1

OVERALL SITE PLAN

Sheet No. **A0.0**

OVERALL SITE PLAN
P-80



PHILLIPPI ENGINEERING, INC.
CIVIL ENGINEERING - LAND SURVEYING

February 7, 2019

290600

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

SUBJECT: Traffic Analysis – Griffin Property, PVRA Ranch, Vacaville, CA

Dear Stuart,

This letter is sent regarding application U-05-26. Specifically, this letter is sent to address concerns related to traffic for the project. These concerns are Pleasants Valley Road site distance, and movement in and at of the facility at times of peak demand during “show days”.

Show days involve two different groups of participants throughout the day. The professionals will participate in the morning and the amateurs will participate in the afternoon. Each group will involve approximately 100 people (participants and their guests). The pros arrive from 8 to 9 in the morning and consist of typically 30-50 vehicles (for those 100 participants). The amateurs begin arriving at approximately 11 AM with signups and registration occurring until noon. During this time approximately 30-50 vehicles will be arriving. The pros will be leaving the property between 10AM and 2PM. The amateurs would begin leaving at 2PM and continue their exodus until 5PM.

Based on the anticipated show schedules outlined above the maximum peak hour would likely be 11AM to noon where 40-70 vehicles could be entering and leaving the property. With respect this traffic impact on Pleasants Valley Road, it is expected that total number of trips entering and egressing the property would average 1 vehicle every 51 seconds which is insignificant and no improvements to Pleasants Valley Road are warranted.

Regarding safety, the “Stopping Site Distance”, as shown on the attached site plan, is adequate. There is well over 360 feet of clear line of site in any direction to and from the entrance to the property.

Thomas A. Phillippi, RCE 32067
425 Merchant Street Suite 200 Vacaville, CA 95688
Phone (707) 451-6556 Fax (707) 451-6555

With low peak hour traffic volumes and adequate site distance, we believe the proposed use is compatible with traffic on Pleasants Valley Road and will present no significant impacts. If you have any comments or questions regarding this, please let us know.

Very Truly Yours

Phillippi Engineering Inc.



Thomas A. Phillippi, President
R.C.E. #32067, Expires 12-31-20

Cc Ed and Joetta Griffin