

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Double T Ranch Mitigated Negative Declaration

Lead Agency: Solano County

Contact Person: Nedzlene Ferrario

Mailing Address: 675 Texas Street

Phone:

City: Fairfield

Zip: 94533

County: Solano

Project Location: County: Solano

City/Nearest Community: Vacaville

Cross Streets: 8325 Quail Canyon Road

Zip Code: 94533

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 47.5

Assessor's Parcel No.: 01401-120-450

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #:

Waterways: Pleasant's Creek tributary on site

Airports:

Railways: Schools:

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.)

 Draft EIS Other: Mit Neg Dec

Other:

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other:**Development Type:** Residential: Units 1 Acres Office: Sq.ft. 1,000 Acres Employees 6 Commercial: Sq.ft. Acres Employees Industrial: Sq.ft. Acres Employees Educational: Recreational: 37043 sq feet Water Facilities: Type SID and Well MGD Transportation: Type Mining: Mineral Power: Type MW Waste Treatment: Type MGD Hazardous Waste: Type Other:**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other:**Present Land Use/Zoning/General Plan Designation:**

General Plan- Agriculture and Exclusive Agriculture - A-160 Zoning District

Project Description: (please use a separate page if necessary)

The project proponent Tinal Tomei proposes to construct the Double T Ranch to allow a public stable without horse shows, within the Exclusive Agriculture ("A-160) zoning district. A use permit would allow boarding care for up to 48 horses on a site approximately 47.5 acres in size. Proposed improvements include construction of two covered riding arenas and three training pens, three barns, pens and accessory structures and an office/caretaker residence. The property is located at 8325 Quail Canyon Road, northwest of the city of Vacaville. APN: 0101-120-450 (Application No.: U-22-01).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Cal Fire</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 1, 2024 Ending Date April 1, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Tina Tomei</u>
Address: _____	Address: <u>756 El Pintado Road</u>
City/State/Zip: _____	City/State/Zip: <u>Danville CA 94526</u>
Contact: _____	Phone: <u>415-716-1154</u>
Phone: _____	

Signature of Lead Agency Representative: *Nedzlene Ferrario* Date: 2.26.24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.