



Solano County
Zoning Code Amendment
Home Based Uses
Initial Study and Recirculated
Mitigated Negative Declaration

September 23, 2026

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

Solano County originally posted an Initial Study/Negative Declaration in early 2026. Solano County is recirculating this Initial Study and issuing a Mitigated Negative Declaration based on comments received from the California Department of Fish and Wildlife in a comment letter dated April 2, 2026, which expressed concern that sensitive species could be impacted by the construction of new accessory structures to support the home based businesses. While impacts to biological resources may be negligible, the County is including mitigation for projects that may have new construction to ensure that impacts remain less than significant. All other impacts would remain less than significant.

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:	Zoning Code Amendment Home Based Businesses also referred to as Cottage Industries Type Uses
Project Location:	Countywide in the Rural Residential (RR) and Exclusive Agriculture Zoning Districts
Assessor Parcel No.(s):	Various

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 order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- ☐ We welcome your comments. If you have any comments regarding the proposed project, please send your written comments to this Department by the deadline listed below.
- ☐ Submit comments via postal mail to:

Department of Resource Management
Planning Division
Attn: Travis Kroger, Senior Planner
675 Texas Street

Fairfield, CA 94533

- ☐ Submit comments via email to: planning@solanocounty.com
- ☐ Submit comments by the deadline of: **October 30, 2026**

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 Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

1.2 ENVIRONMENTAL DETERMINATION

Based on 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.
- ☒ 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.



Date

September 25, 2026

Travis Kroger, Senior Planner
County of Solano
Department of Resource Management

1.3 Project Description

Solano County is considering an amendment to the Zoning Ordinance to expand Home Based Businesses or Cottage Industries to include minor amendments to Type I (a Minor Use Permits would be required) and adding a new Type II and Type III uses, which would require a Conditional Use Permit. Solano County is considering an amendment to its Zoning Ordinance (Chapter 28 of the Solano County Code) to clarify and expand regulations in the unincorporated County related to home-based businesses. The proposed changes would clarify the definitions of “home occupation” and “cottage industry,” and reorganize and clarify the regulations related to home occupations (Type I and II) and cottage industries (Type I and II) to promote readability and internal consistency. The proposed changes would also add a Type III Cottage Industry land use as allowed with a conditional use permit in certain zoning districts, with corresponding regulations. Aside from the proposed addition of a Type III Cottage Industry land use, the proposed amendment to the Zoning Ordinance does not alter prior regulations for the intensity or location of development or otherwise compel any physical disturbance to the existing physical environment. Cottage Industry is defined as a home-based business involving the limited provision or sale of goods or services, or the limited manufacturing of goods or services, incidental to the rural residential use of the property. Type III would be limited to the Exclusive Agricultural and Rural Residential (RR) zoning districts and would require a Use Permit. As indicated in the zoning code:

- a. **Purpose of Regulations.** These cottage industry regulations provide for the accessory use of a dwelling or accessory building(s) on the same parcel as the primary residence of the business owner for gainful employment involving limited amounts of manufacturing or sales of goods or services.
- b. **Land Uses Allowed.** Any land use which meets the definition and intent of a Cottage Industry may be permitted as such, subject to issuance of all required permits and applicable standards for a Cottage Industry, unless specifically prohibited by this section.
- c. **Prohibited Uses**
 - i. Concrete crushing, batching or mixing.
 - ii. Motor vehicle and other vehicle repair or maintenance conducted outside;
 - iii. Storage of motor vehicles, boats, trailers, mobile or manufactured homes for hire;
 - iv. Welding and machining conducted outside;
 - v. Any other use that is not incidental to the residential use of the property and compatible with the residential character of the neighborhood, or cannot be conducted in a manner which complies with the Performance Standards in Section 28.70.10(B).

The existing Type I and Type II Home-based business land uses are limited by requirements such as the number of employees allowed, the maximum total area occupied by the cottage industry, and the number of vehicles permitted on the property. The proposed new Type III Cottage Industry intends to accommodate property owners who have a business primarily conducted off-site, but who store business vehicles, equipment, and/or materials on their property. The new regulations applicable to a Type III Cottage Industry are as follows:

1. Cottage Industry Type III:

- a. **Purpose:** The purpose of the Type III Cottage Industry regulations is to allow a business to use a designated area for parking business vehicles and trailers and employee vehicles, and to store materials and equipment for an off-site service. The primary business activity must be off-site service, with only incidental business activity conducted on-site.
- b. **Number of Employees:** Not more than four employees may work on the premises in addition to the members of the family residing on the premises.
- c. **Maximum Size:** Square footage allocations are as follows:
 1. The total area (including parking and storage) may not exceed 10,000 square feet.
 2. Any individual accessory structure used for the business may not exceed 1,500 square feet.
- d. **Parcel Size.** A Cottage Industry Type III may only be located on a parcel at least four net acres in size.
- e. **Access.** The parcel must be accessed directly from a public road, via an existing driveway which meets commercial standards, or a commercial driveway established or improved via an encroachment permit.
- f. **Number of vehicles.** A total of 8 business vehicles and one trailer per vehicle are allowed, with up to three vehicles over 14,001 to 26,000 lb. gross vehicle weight rating (GVWR).
- g. **Hours of operation:** In RR districts, vehicle traffic is limited to 6am-7pm Monday-Saturday, with onsite activity no later than 11pm.
- h. **Good Neighbor Policy (GNP):** Outreach and public engagement by the project applicant is strongly recommended to increase transparency and public dialogue prior to the formal public hearing process.

A. General Requirements:

1. **Access.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County Road right-of-way. Where access to the site is by private road, the business owner must demonstrate either (1) active financial participation in a road maintenance association, or (2) written consent to use the private road for business purposes from all co-owners of the private road easement.
2. **Food and Beverage.** Food and/or beverages provided for sale and/or consumption must meet all federal, state and local regulations.
3. **Parking.** Shall provide off-street parking in accordance with Section 28.94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with building code.
4. **Permit Requirements:** Prior to operation, the business owner shall obtain all other required permits as described by Section 28.70.10 (E).
5. **Performance Standards:** All commercial uses shall be subject to the performance standards in Section 28.70.10(B).

6. **Business Vehicles & Trailers:** As applied to Home Based Businesses, business vehicles shall be considered any vehicle or trailer registered to the business, used primarily for the business, or with business markings or advertising.
7. The business must be clearly incidental and secondary to the use of the premises for residential purposes and must not change or adversely affect the residential or rural character of the property or its surroundings.
8. The business shall not produce evidence of their existence in the external appearance of the dwelling, accessory structures or premises, or in the creation of noise, odors, smoke, vibrations or other nuisances to a degree greater than normal for the neighborhood.
9. The conduct of the business shall not prevent the use of the required garage or parking spaces for vehicle parking daily.
10. **Number of Businesses Allowed.** Two or more separate businesses, with separate business licenses, may be permitted on the same parcel with one Administrative Permit, Minor Use Permit or Use Permit. However, when added together, those businesses cannot exceed the limitations set forth in this section for a single business of the type being permitted.

B. Specific Requirements

2. Requirements for all Cottage Industries

- a. **Purpose of Regulations.** These cottage industry regulations provide for the accessory use of a dwelling or accessory building(s) on the same parcel as the primary residence of the business owner for gainful employment involving limited amounts of manufacturing or sales of goods or services.
- b. **Land Uses Allowed.** Any land use which meets the definition and intent of a Cottage Industry may be permitted as such, subject to issuance of all required permits and applicable standards for a Cottage Industry, unless specifically prohibited by this section.
- c. **Prohibited Uses**
 - i. Concrete crushing, batching or mixing.
 - ii. Motor vehicle and other vehicle repair or maintenance conducted outside;
 - iii. Storage of motor vehicles, boats, trailers, mobile or manufactured homes for hire;
 - iv. Welding and machining conducted outside;
 - v. Any other use that is not incidental to the residential use of the property and compatible with the residential character of the neighborhood, or cannot be conducted in a manner which complies with the Performance Standards in Section 28.70.10(B).
- d. **Types of Cottage Industries.** There are three classes of Cottage Industry: Type 1, Type 2 and Type 3.
- e. **Use Permit Required.** A Cottage Industry requires issuance of a Use Permit or Minor Use permit prior to operation subject to Section 28.106 and as listed in the table of allowed uses for the applicable zoning district.
- f. All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), except for outdoor storage of materials or products and parking of vehicles as specifically provided by the Use Permit, when adequately screened from the street and adjoining properties. All outdoor parking and storage area

are subject to the same setback requirements as an accessory structure in the applicable zoning district. Any accessory building used for a cottage industry must comply with applicable building codes.

- i. In any R district, on-site parking of business vehicles and storage must take place within an accessory structure, or an area screened with a combination of landscaping and a 7-foot-tall fence constructed from wood, chain link fence with slats or similar material as approved by the Zoning Administrator or Planning Commission.
- ii. In any A district, screening with a combination of landscaping and a 7-foot-tall fence constructed from wood, chain link fence with slats or similar material as approved by the Zoning Administrator or Planning Commission is required for any parking or storage area located within 200 feet of a dwelling on an adjacent property or public road right of way.
- g. The applicant shall submit plans and a complete statement of any proposed machinery, processes and products, and specifications or standards for the mechanisms and techniques to be used in obviating the emission of dangerous and objectionable elements.
- h. A maximum of three large vehicles and one trailer per large vehicle may be kept on the property in connection with a cottage industry. Large vehicles are defined as having a gross vehicle weight rating (GVWR) between 14,001 pounds and 26,000 pounds. Such vehicles may only be stored in an enclosed building or adequately screened parking area in connection with a cottage industry. Vehicles with a GVWR exceeding 26,000 pounds may not be stored on the property in connection with a cottage industry.
- i. There shall be no change in the outside appearance of the building used for the cottage industry or premises, except one non-illuminated sign not exceeding four square feet may be permitted. The Use Permit application shall also serve as the application for a Sign Permit.

3. Specific Standards for Cottage Industries – Type I.

- a. Not more than two employees may work on the premises in addition to the members of the family residing on the premises. This limitation applies to all employees who come onto the property daily, even if they work primarily at off-site locations.
- b. The total area occupied by the cottage industry, except for parking as described below, shall not exceed 2,500 square feet.
- c. The operator of the cottage industry shall provide sufficient on-site parking to accommodate both customers and employees. One work vehicle and two personal employee vehicles may be parked in public view. Additionally, one customer parking space shall be provided for any retail area. This parking area does not count toward the 2,500-square-foot limitation
- d. A maximum 500-square-foot area may be devoted to retail sales. Retail sales are only allowed on site when the merchandise sold was produced by the operator of the cottage industry or is incidental to a service provided by the operator. Businesses that purchase goods wholesale may store those goods on the property but may not conduct retail sales on the property; such transactions must occur by telephone, online, and by mail.

4. Specific Standards for Cottage Industries – Type II.

- a. Not more than three employees may work on the premises in addition to the members of the family residing on the premises.

- b. The total area occupied by the cottage industry, including storage, shall not exceed 5,000 square feet.
- c. The parcel on which the cottage industry is conducted must be at least four acres in size, excluding roads, canals, or railroad rights-of-way.
- d. A maximum 1,000 square-foot area may be devoted to retail sales. Retail sales are only allowed on site when the merchandise sold was produced by the operator of the cottage industry or is incidental to a service provided by the operator. Businesses that purchase goods wholesale may store those goods on the property but may not conduct retail sales on the property; such transactions must occur by telephone, online, and by mail. Not more than three delivery vehicles shall access the premises each day.
- e. The operator of the cottage industry shall provide sufficient on-site parking to accommodate both customers and employees. One work vehicle belonging to the operator and three personal employee vehicles may be parked in public view. Additionally, one customer parking space shall be provided for every 500 square feet of retail area. This parking area shall not count toward the 5,000-square-foot limitation.

5. Specific Standards for Cottage Industry – Type III:

- a. **Purpose:** The purpose of the Type III Cottage Industry regulations is to allow a business to use a designated area for parking business vehicles and trailers and employee vehicles, and to store materials and equipment for an off-site service. The primary business activity must be off-site service, with only incidental business activity conducted on-site.
- b. **Number of Employees:** Not more than four employees may work on the premises in addition to the members of the family residing on the premises.
- c. **Maximum Size:** Square footage allocations are as follows:
 - 1. The total area (including parking and storage) may not exceed 10,000 square feet.
 - 2. Any individual accessory structure used for the business may not exceed 1,500 square feet.
- d. **Parcel Size.** A Cottage Industry Type III may only be located on a parcel at least four net acres in size.
- e. **Access.** The parcel must be accessed directly from a public road, via an existing driveway which meets commercial standards, or a commercial driveway established or improved via an encroachment permit.
- f. **Number of vehicles.** A total of 8 business vehicles and one trailer per vehicle are allowed, with up to three vehicles over 14,001 to 26,000 lb. gross vehicle weight rating (GVWR).
- g. **Hours of operation:** In RR districts, vehicle traffic is limited to 6am-7pm Monday-Saturday, with onsite activity no later than 11pm.
- h. **Good Neighbor Policy (GNP):** Outreach and public engagement by the project applicant is strongly recommended to increase transparency and public dialogue prior to the formal public hearing process.

6. Home Occupations

- a. **Purpose of Regulations.** These home occupation regulations provide for the accessory use of a dwelling or accessory building(s) on the same parcel as the dwelling for gainful

employment involving the manufacture, provision, or sale of goods and/or services. The use must be clearly incidental and secondary to the use of the premises for residential purposes and must not change or adversely affect the residential or rural character of the property or its surroundings. A use permit is not required to conduct a home occupation; however, such use shall be subject to all conditions of this chapter generally, such as off-street parking, and all other permits required under County code, such as building permits and business licenses.

- b. Home occupations may be allowed in any district allowing a residential dwelling, provided a business license is first secured pursuant to Chapter 14. In approving a business license, the Business Licensing Officer must find that the proposed activity will conform to all requirements set forth in this section. In making this finding, the Business Licensing Officer shall rely on the recommendation provided by the Department of Resource Management.
 - c. The use shall not generate traffic more than that normally associated with the residential use. Heavy commercial vehicles shall not be used in the home occupation for delivery of materials to or from the premises.
 - d. No mechanical or electrical equipment shall be employed other than machinery or equipment typical of the type or specifications used in a hobby or a vocation customarily conducted within the confines of a dwelling unit, garage or accessory structure.
 - e. Incidental storage in an existing garage or detached accessory structure not exceeding 120 square feet shall be allowed, provided that two cars can be parked in the garage (at least 18' x 18' of free space).
- 7. Types of Home Occupations.** There are two types of home occupations:
- Home Occupation Type I
 - Home Occupation Type II
- 8. Type I Home Occupations.** Type I home occupations are service-type businesses which require a home office and may require storage of supplies utilized in the business. A type I home occupation requires a business license prior to commencing operations.
- a. The uses conducted as a Type I home occupation, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surroundings.
 - b. The home occupation shall be clearly incidental and subordinate to the use of the premises for residential purposes. All aspects of the home occupation, including storage, shall be conducted entirely within the dwelling unit or enclosed accessory building(s) on the premises.
 - c. The total area used for the home occupation, exclusive of incidental storage, shall not exceed 400 square feet of the habitable floor area of the dwelling. The home occupation may be conducted within a detached building otherwise allowed by zoning and in compliance with applicable building codes, if its square footage does not exceed 400 square feet.
 - d. There shall be no merchandise offered for sale, except that produced on the premises. Internet-based businesses that do not involve the storage of product on site are exempt from this requirement.
 - e. Incidental use of personal vehicles (cars, and trucks up to one-ton capacity) is allowed provided the vehicles are parked on-site.
 - f. No clients or customers shall come onto the property in conjunction with the business.

9. Type II Home Occupations

- a. The home occupation shall not result in any change in the outside appearance of the building or premises, or other visible evidence of the conduct of such occupation, other than one non-illuminated sign not exceeding two square feet
- b. The home occupation shall be clearly incidental and subordinate to the use of the premises for residential purposes. All aspects of the home occupation, including storage, shall be conducted entirely within the dwelling unit or enclosed accessory building(s) on the premises.
- c. The total area used for the home occupation, exclusive of incidental storage, shall not exceed 640 square feet of the habitable floor area of the dwelling. The home occupation may be conducted within a detached building otherwise allowed by zoning and in compliance with applicable building codes, as long as its square footage does not exceed 640 square feet.
- d. The sale of merchandise not produced on the premises (except mail order and internet-based businesses) shall be incidental and accessory to the merchandise or service produced by the home occupation.
- e. No person other than members of the family residing on the premises shall be engaged in the home occupation; provided, however, that one employee shall be permitted when the property on which the home occupation is located is a minimum of two net acres in size.
- f. Not more than 10 customers or clients shall come to the premises during any one day, restricted to the hours 8:00 a.m. to 8:00 p.m. by appointment only. Businesses shall operate Mondays through Saturdays. Businesses receiving clients on the property shall provide one additional on-site parking space beyond those required for any dwellings located on the property.
- g. One vehicle or truck and one trailer per truck with a maximum of 14,000 lb GVWR shall be permitted in conjunction with the home occupation. An additional truck and trailer shall be allowed on parcels over two net acres in size.
 - i. In any R district, on-site parking of business vehicles and trailers and storage must take place within an accessory structure, or an area adequately screened with landscaping or a 7-foot-tall fence constructed from wood, chain link fence with slats or similar material.
 - ii. In any A, A-SM or A-SV-20 districts, adequate screening is required for any parking or storage area located within 200 feet of a dwelling on an adjacent property or public road right of way.

For purposes of this analysis, not every resident will choose to operate a cottage industry, therefore, to analyze impacts, it is assumed up to ten percent of the Rural Residential uses could apply for a cottage industry use permit. This would result in approximately 257 cottage industry permits, county-wide.

In addition, up to ten percent of Exclusive Agricultural could apply for a cottage industry permit. However, agricultural use parcels are greater in size. Therefore, there is less potential for impacts. Employees, and activities that generate noise and dust are already expected. Further, in both the Rural Residential and Exclusive Agriculture zoning districts, the requirement for a conditional use permit would allow Solano County to condition the use to ensure that impacts are reduced.

1.6 LAND USE CONSISTENCY ANALYSIS

General Plan

Agricultural areas within Solano County are identified within one of 10 geographic regions. Within these regions, uses include both irrigated and dryland farming and grazing activities. Agriculture-related housing is also permitted within areas designated for agriculture to provide farm residences and necessary residences for farm labor housing. It makes up 340,368 acres and contains 1,901 residential units.

According to the County's 2008 General Plan, the Rural Residential land use provides single-family residences on 2.5-to-10-acre parcels. It makes up 13,404 acres and includes 2,573 residential dwelling units. A majority of this zoning district is found north of Vacaville and east of Vacaville (Locke Paddon neighborhood), and south and west of Winters, and at the north end of Green Valley. (Figure LU-1 Land Use Diagram).

Zoning

The Agricultural zoned land is intended to provide areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by non-agricultural uses and other uses that do not directly support the economic viability of agriculture.

The Exclusive Agricultural zoning districts are split between minimum lot sizes that range from 20-acres to 160-acres (A-20, A-40, A-80, and A-160).

Rural Residential zoning is applied to areas appropriate for rural, low density, single-family homes, where agriculture is not the sole land use and commercial agricultural production capability is low, where self-sufficiency and privacy are desirable and only minimal essential public services and facilities are available. Homesites are to be self-sufficient, with individual wells and individual septic systems. For parcels zoned RR-2.5 an outside water connection would be required for new parcels.

The three Rural Residential zoning districts are differentiated primarily by density classifications that correspond to potential agricultural productivity and the types of public services required for each district, as follows:

District	Minimum Parcel Size	Land Features	Services Required
A-40, A-80, A-20 and A-160	Varies	High capability for agricultural production	Private water wells and individual private sewage disposal systems
R-R 2 1/2	2.5 acres	Non-productive	Public water supply and individual private sewage disposal systems

District	Minimum Parcel Size	Land Features	Services Required
R-R 5	5 acres	Non-productive	Private water wells and individual private sewage disposal systems
R-R 10	10 acres	Low capability for agricultural production	Private water wells and individual private sewage disposal systems

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

- ☐ California Regional Water Quality Control Board – Central Valley
- ☐ Yolo-Solano Air Quality Management District
- ☐ Bay Area Air Quality Management District
- ☐ California Department of Fish and Wildlife

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 on 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 requires mitigation measures to reduce potential impacts to less than significant levels.

- ☐ Biological Resources

Findings of **LESS THAN SIGNIFICANT IMPACT**

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

- | | |
|---|---|
| ☐ LAND USE | ☐ GEOLOGY AND SOILS |
| ☐ TRANSPORTATION | ☐ HAZARDS AND HAZARDOUS MATERIALS |
| ☐ AIR QUALITY | ☐ WILDFIRE |
| ☐ GREENHOUSE GAS | ☐ 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 below:

- | | |
|---|--|
| ☐ AESTHETICS | ☐ MINERAL RESOURCES |
| ☐ AGRICULTURE AND FORESTRY | |
| | ☐ NOISE |
| ☐ CULTURAL RESOURCES | ☐ POPULATION AND HOUSING |
| ☐ ENERGY | ☐ PUBLIC SERVICES |
| ☐ GEOLOGY AND SOILS | ☐ 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?	☐	☐	☐	☒

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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |

Environmental Setting

Exclusive Agricultural and Rural Residential uses are currently existing. No substantial construction is anticipated that would result in blocking of views.

As indicated in the Project Description above, screening is required as follows:

- j. All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), except for outdoor storage of materials or products and parking of vehicles as specifically provided by the Use Permit, when adequately screened from the street and adjoining properties. All outdoor parking and storage area are subject to the same setback requirements as an accessory structure in the applicable zoning district. Any accessory building used for a cottage industry must comply with applicable building codes.
 - iii. In any R district, on-site parking of business vehicles and storage must take place within an accessory structure, or an area screened with a combination of landscaping and a 7-foot-tall fence constructed from wood, chain link fence with slats or similar material as approved by the Zoning Administrator or Planning Commission.
 - iv. In any A district, screening with a combination of landscaping and a 7-foot-tall fence constructed from wood, chain link fence with slats or similar material as approved by the Zoning Administrator or Planning Commission is required for any parking or storage area located within 200 feet of a dwelling on an adjacent property or public road right of way.

Impacts Discussion

2.1 a, b, c, d: The adoption of the zoning amendment would not impact aesthetic resources or impact view corridors. The required screening will reduce potential aesthetic impacts. **No Impact.**

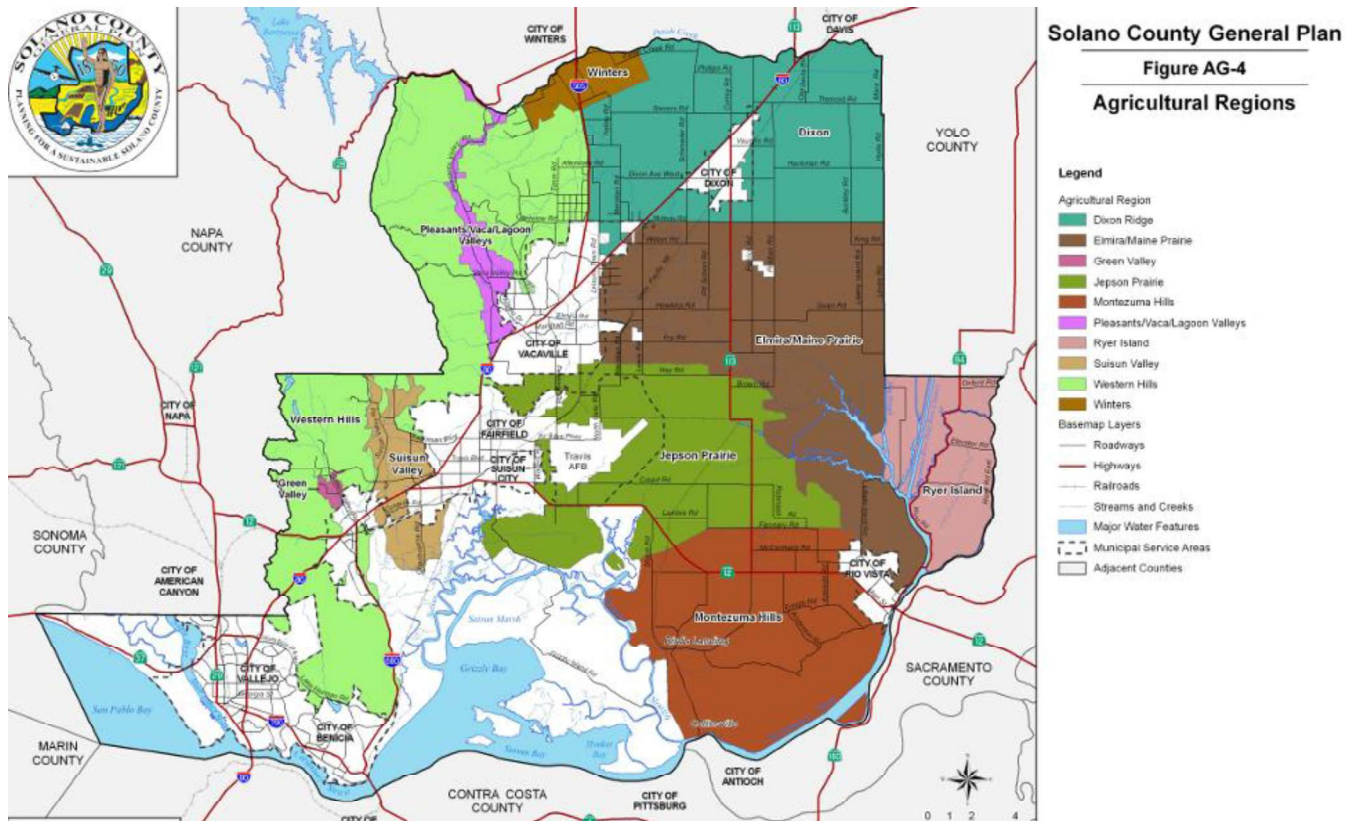
2.2 AGRICULTURAL AND FORESTRY

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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Environmental Setting

Exclusive Agricultural areas are found throughout the County within ten regions. These include Winters, Dixon Ridge, Elmira and Maine Prairie, Montezuma Hills, Ryer Island, Suisun Valley, Green Valley, Pleasants, Vaca and Lagoon Valleys, Jepson Prairie, and Western Hills. These areas include prime farmland and farmland of statewide importance, as well as grazing lands.

Figure 2, Agricultural Regions



The rural residential zoning districts are primarily found in the Western Hills Agricultural region, with a small portion east of Vacaville in the Elmira/Maine Prairie Agricultural Region. Each district provides for agricultural production. The Western Hills region is characterized by grasslands, oak woodlands, and mountain plateaus. The steep slopes and soil types currently limit the productive use of this land primarily to grazing.

The Rural Residential zoning district allows for lots of 2.5 acres to 10-acres, which is well below the normally required 20-40-acre size for productive agricultural yield.

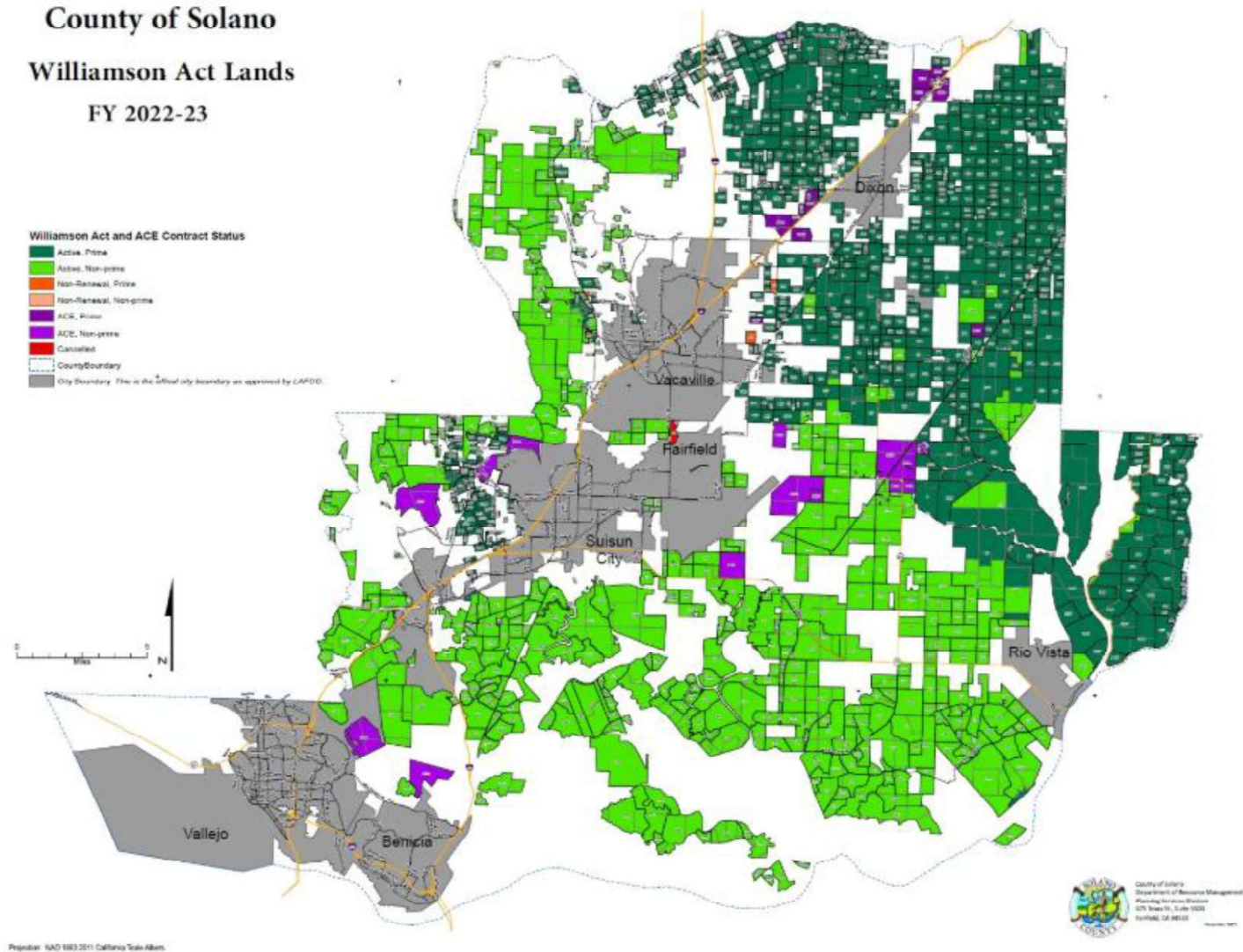
General Plan Figure AG-5 shows that the Locke Paddon neighborhood is not included in the Elmira and Maine Prairie Minimum Lot Sizes.

As referenced on the 2020 California Department of Conservation Important Farmland map, the majority of Rural Residential Land is classified as Grazing Land except for the Locke Paddon Neighborhood which is shown as Urban and Built-up Land. Grazing is defined as land where existing vegetation is suited to the grazing of livestock and does not include prime farmland.

Impacts Discussion

2.2 a – d: Exclusive Agricultural includes many parcels within the Agricultural Preserves/Williamson Act contracts which provide tax benefits and protections for agricultural lands. The Williamson Act is designed to protect agricultural land for continued commercial agricultural used primarily for the production of food and fiber and other lands devoted to open-space and recreational uses. Cottage industries would not result in pressure to file for nonrenewal or cancellation of the Williamson Act and would be compatible with agricultural uses.

Figure 3 Williamson Act Lands



Rural Residential zoned land is not identified as Prime, Unique, or Farmland of Statewide importance. The properties are not zoned agriculture and not under Williamson Act contract. The proposed use is conditionally permitted within the zoning district upon issuance of a use permit. **No Impact.**

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?	☐	☐	☐	☒

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- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | ☐ | ☐ | ☐ | ☒ |
| c. | Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| d. | Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

Environmental Setting

The project is located within both the Yolo-Solano Air Quality Management District (YSAQMD) which is comprised of northeastern portions of Solano and Yolo Counties, for the area east and north of Vacaville, and the areas west of Vacaville are within the Bay Area Air Quality District (BAAQMD). Depending on the location, projects are subject to the YSAQMD or BAAQMD rules and regulations in effect at the time of construction.

Impacts Discussion

2.3 a - d: The Project has the potential to generate minimal emissions during vehicular traffic to and from residential sites. The proposed zoning ordinance would allow up to eight vehicles on site. Three of these vehicles could be 14,001 to 26,000 Gross Vehicle Weight (GVWR). However, the proposed project does not have the potential to violate ambient air quality standards and the additional vehicular traffic is minimal.

According to the BAAQD in Table 4-1 *Single Land Use Construction and Operational Criteria Air Pollutant and Precursor Screening Levels*, single family housing under 421 units would result in a less than significant operational impact. There would be a slight increase in potential traffic from up to four employees visiting a home to support the cottage industry. However, not all cottage industry uses would employ four employees. Many will be home based businesses without any additional offsite employees. Therefore, some uses will have no increase in vehicle trips. A conservative estimate is that up to ten percent of the Exclusive Agricultural and Rural Residential uses may choose to operate a cottage industry. For Rural Residential this would equate to approximately 257 residential units, below the threshold for significant operational impacts. For Agricultural, trips are already estimated to be included for normal agricultural operations. Adding up to eight vehicles a day to Exclusive Agricultural uses would result in up to 190 cottage industries which would result in a less than significant impact.

The use of hazardous materials would be prohibited, and the types of uses is not expected to result in significant odors or pollutant concentrations.

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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

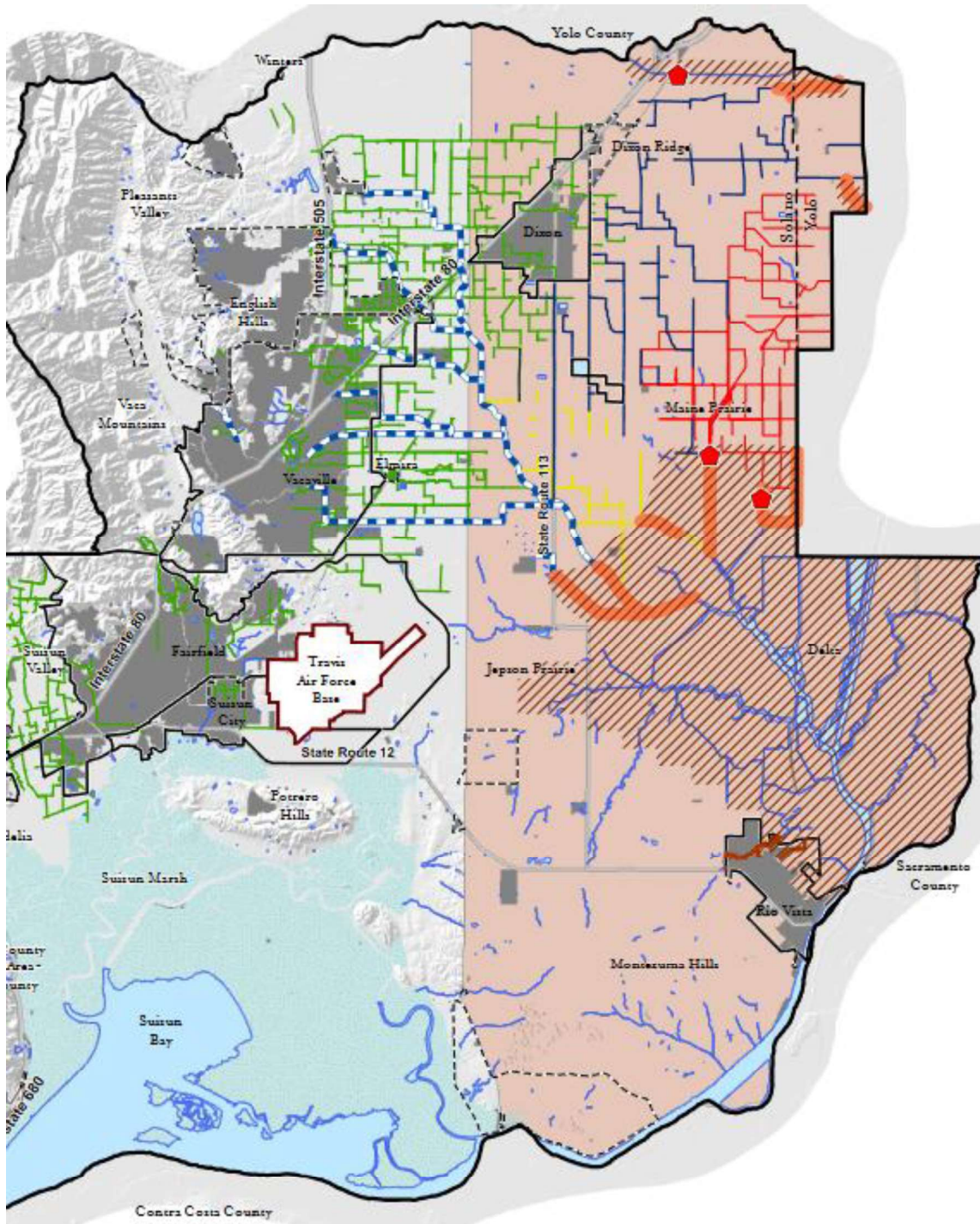
Depending on the location, the project has the potential to impact California tiger salamander, giant garter snake, Swainson's hawk, tricolored blackbird and burrowing owl, as well as Mason's *lilaeopsis* a rare plant species.

Giant Garter Snake

The Giant Garter Snake is endemic to wetlands of the Central Valley and are listed as threatened under the Federal and State Endangered Species Acts because of loss of 95 percent of original

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wetlands in the central Valley and fragmentation of remaining habitat. Based on previous studies associated with the Solano County draft habitat conservation plan it appears that a majority of potential Giant Garter Snake habitat would be areas containing water/wetlands on the east side of the County as shown below.



- Interstate Highways
- State Routes
- 📍 Giant Garter Snake Records
- 🟠 High Quality Giant Garter Snake Habitat within Plan Participant Facilities
- 🟤 Potential Giant Garter Snake Habitat in Zone 1 Areas
- 🟡 Giant Garter Snake Conservation Area
- 🟤 Giant Garter Snake Mid-Valley Recovery Unit (MVRU)
- 🟡 Urban Growth Boundaries (Zone 1)

Lake and Streambed Alteration

A Lake and Streambed Alteration Agreement is required for activities affecting lakes or stream and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow, change or use material from the bed, channel or bank.

Raptors and Nesting Birds

The California Department of Fish and Wildlife has jurisdiction over actions that may result in the disturbance or destruction of active nesting sites. Birds, their eggs and nests are protected. Migratory birds are also protected under the federal Migratory Bird Treaty Act.

California Fully Protected Species

The golden eagle (*Aquila Chrysaetos*) and white-tailed kite (*Elanus leucurus*) are designated as fully protected species under the California Fish and Game Code. Fully protected species may not be taken or possessed at any time, and no licenses or permits may be issued for their take, except as provided by State law.

The proposed cottage industry uses would occur in already established agricultural areas and on parcels with constructed single-family homes. The addition of the Type III cottage industry use would not involve substantial new construction that would have the potential to result in impacts to habitat or sensitive species. Accessory structures may be constructed to support a cottage industry such as barns, workshops, or storage facilities. Under existing zoning regulations in Solano County, these accessory structures would typically be allowed by right with a building permit. However, because a minor use permit would be required for the home based business, the County will include the following mitigation measures:

Impacts Discussion

ac. *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?*
(Less Than Significant with Mitigation)

Special Status Plants

Mason's Lilaeopsis and other special-status plants: There are CNDDDB documented occurrences of Mason's lilaeopsis and other special-status plants within the Project area. The Project, through the potential construction of new accessory structures, has potential to impact Mason's lilaeopsis and

other special-status plants. Mason's lilaeopsis is an NPPA listed rare species and therefore is considered a rare species pursuant to Section 15380 of the CEQA Guidelines. Mason's lilaeopsis is threatened by erosion, bank and channel-stabilization, flood-control projects, widening of Delta channels for water transport, dredging and dumping of spoils, boat wake overwash, recreation (e.g., fishing trails), and in some areas, by water hyacinth (see *Species Accounts of Rare, Threatened, and Endangered Plants from 2004 Status Report* at <https://wildlife.ca.gov/Conservation/Plants/Info>). Impacts to Mason's lilaeopsis could substantially reduce the species' population or restrict its range, which would be considered a *mandatory finding of significance* pursuant to Section 15065, subdivision (a) of the CEQA Guidelines. Therefore, if Mason's lilaeopsis is present in the Project area and would be directly or indirectly impacted by the Project, then Project impacts to Mason's lilaeopsis would be *potentially significant*. Mitigation Measure BIO-8 would reduce potential impacts to sensitive plant species to a **Less Than Significant Level with Mitigation**.

California Tiger salamander

California tiger salamander: The California tiger salamander (*Ambystoma californiense*) is a federally threatened species with a limited range in central California. In Solano County, it occurs in grasslands and oak woodlands of the central Coast Range, from southern Solano County to eastern Kern County. The Project could result in impacts to CTS and their upland or breeding habitat including but not limited to: 1) direct impacts such as the permanent and temporary habitat loss from ground disturbing activities, and 2) indirect impacts, such as increased lighting and other edge effects and hydrological modifications that alter offsite habitat, which also may result in injury or mortality of CTS. CTS is a CESA listed as threatened species, and the Central California distinct population segment is also federally listed as threatened. Thus, CTS is considered threatened under CEQA pursuant to CEQA Guidelines section 15380. A portion of the Project area is also within potential core CTS breeding habitat according to the CTS Connectivity Modeling for the California Bay Area Linkage Network. A potential core is defined as a continuous area of suitable habitat large enough to sustain at least 50 individuals. Potential cores are likely capable of supporting CTS for several generations. Additionally, based on aerial imagery and the CARL Streams and Wetland layers, part of the Project area appears to support CTS upland habitat that is within 1.3 miles of documented or potential CTS breeding habitat (1.3 miles is the estimated mobility range of CTS). Mitigation Measure BIO-1 would reduce impacts to the California Tiger Salamander to a **Less Than Significant Impact with Mitigation**.

Giant Garter Snake (GGS)

The Project is in the range of GGS and overlaps with GGS habitat. GGS is a highly aquatic snake endemic to the Central Valley of California, although it also uses adjacent upland habitat. The species became threatened several decades ago primarily due to habitat loss from agriculture (Hansen and Brode 1980). The species relies on wetland habitats that have been destroyed, fragmented, or degraded by urbanization and agricultural development such as natural wetlands like marshes, sloughs, ponds, small lakes, and small streams. GGS persist in some agricultural areas, particularly in rice-growing regions where summer water and prey are abundant on the landscape during the species' active season. The snake is in artificial waterways and agricultural wetlands like irrigation and drainage canals, rice fields, and adjacent uplands. GGS typically overwinter in upland cracks and burrows.

GGS has specific seasonal habitat requirements. During summer months, GGS requires aquatic habitat for foraging and adjacent upland areas with emergent vegetation for basking (USFWS 2017). During periods of inactivity, GGS requires burrows in upland habitat as refugia for summer shelter and cracks and burrows in uplands for winter estivation (Hansen et al. 2015).

Currently, GGS is isolated to only nine disjunct populations. At the time of the species listing in 1993 under the federal Endangered Species Act (ESA), USFWS (USFWS 2017) recognized 13 populations.

Since then, two populations have been determined extirpated (USFWS 2017). In addition, GGS are also susceptible to roads, vehicular traffic, and non-native species impacts (USFWS 2017). Road use can result in snake mortality as they congregate on roads due to the increased temperature that creates a heat island and near the road for thermoregulation (Trombulak and Frissell 2000). Reptile diversity has been shown to decline relative to the density of roads (Findlay and Houlihan 1997).

The Project has the potential to impact GGS through habitat loss, which would potentially reduce the number of snakes and restrict the amount of habitat left to utilize.

GGS is CESA and federal ESA listed as a threatened species and therefore is considered to be a threatened species pursuant to CEQA Guidelines section 15380. Mitigation Measure BIO-2 would reduce potential impacts to the Giant Garter Snake to a **Less Than Significant Impact with Mitigation**.

Swainson's Hawk.

Swainson's hawk occurs widely in the lowlands of Solano County and they are known to nest in trees within developed landscapes as long as suitable foraging habitat is nearby. Other raptors can include white-tailed kite, which uses trees in open areas for nesting and open grasslands and marshes for foraging. If trees are to be removed Swainson's hawk may be impacted in the event they are nesting when construction begins. Mitigation Measure BIO-3 (Swainson's Hawk Survey and Avoidance) would reduce direct impacts to potentially nesting Swainson's hawk and other raptors to a **Less Than Significant Level with Mitigation**.

Burrowing Owls.

Burrowing Owls occur in valleys, open, dry grasslands associated with agriculture and urban areas that support populations of California ground squirrels. The owls nest below ground, using abandoned burrows and feed on insects and small mammals. Burrowing owls have experienced long-term population declines, which suggest a high degree and immediacy of threat to the owls in California (CDFW 2024). Burrowing Owls may utilize burrows adjacent to agricultural fields for nesting and foraging. Mitigation Measure BIO-4 would reduce direct impacts to burrowing owls nesting to a less than significant level by requiring preconstruction surveys for burrowing owls and implementation of exclusion measures, if needed. This would be a **Less Than Significant Impact with Mitigation**.

Tri-colored Blackbird

Tri-colored blackbirds are known to occur within Solano County. They utilize grassland and wetland habitat for nesting and foraging. If accessory structures are proposed it could cause nest impacts, if the blackbird is present. Mitigation Measure BIO-5 (Tricolored Blackbird Nest Avoidance) would reduce the impact to a **Less Than Significant Level with Mitigation**.

Nesting Birds. Solano County provides suitable nesting habitats for a number of bird species protected under Section 3503 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. If applicants propose accessory structures to support a home-based business that requires the removal of trees, Mitigation Measure BIO-7 requires a preconstruction survey for nesting birds and establishment of buffers around identified nests that would reduce potential impact to nesting birds to a Less than **Significant Level with Mitigation**.

- 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 Services?*

If accessory structures are proposed that impact riparian or wetlands or impact sensitive plant species it could result in a significant impact. Mitigation Measure BIO-6 (Special Status Plant Surveys and Protection) would reduce habitat impacts to a **Less Than Significant Level with Mitigation**

- c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 or 401 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means? (Less Than Significant Impact with Mitigation)*

If project applicants for a home based business propose construction of an accessory structure on or near a stream, or other potential wetland, applicants would be required to comply with conditions of the National Permit Discharge Elimination System (NPDES) Construction General Permit and the Solano County's Stormwater Management Plan, which require the implementation of best management practices (BMPs) for erosion control and storm water management. Compliance with these regulatory requirements would ensure that indirect impacts to jurisdictional wetland would be less than significant. In addition, Mitigation Measure BIO-8 requires that the project applicant obtain any necessary regulatory permit and comply with all permit conditions, which would reduce potential impacts to wetlands to a **Less Than Significant Level with Mitigation**.

- 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 (No Impact)*

The home-based businesses are expected to be small in nature within established agricultural or rural residential areas. The only construction would be accessory structures which are not expected to impact wildlife corridors or the movement of wildlife. **(No Impact)**

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Solano County General Plan includes policies and regulations encouraging the protection of oak woodlands consistent with the Oak Woodland Conservation Act. Construction of potential accessory structures are not expected to remove substantial quantities of oak woodland. **(No Impact)**

- 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 (No Impact)*

The Solano Habitat Conservation Plan (HCP) has not yet been adopted. Therefore, the proposed project would not conflict with the provisions of the Solano HCP nor interfere with the implementation of this plan once it is adopted. **No impact** would occur.

Mitigation Measures

Mitigation measures will only be required for new proposed accessory structures supporting Type III home based businesses that would be located in sensitive habitat. Depending on the location of the proposed home-based business, potential habitat or species present, or if new construction is

proposed, the following measures would be required. If no new construction is proposed, these measures are not required. At the time an application is submitted, that includes new accessory structures, the potential for impacts to species would be identified and depending on the nature of the project, if needed, the applicant would be required to hire a consultant to conduct surveys and ensure mitigation measures are included in the project.

Mitigation Measure BIO-1 (California Tiger Salamander): Prior to construction within CTS habitat as determined by a qualified biologist, the Project shall obtain a CESA ITP from CDFW for CTS and comply with the ITP, including any habitat compensation requirements (<https://wildlife.ca.gov/Conservation/CESA/Permitting/Incidental-Take-Permits>). The Project shall also obtain authorization from USFWS for impacts to CTS and comply with the authorization.

Mitigation Measure BIO-2 (Giant Garter Snake Habitat Assessment): A qualified biologist shall conduct a habitat assessment of Project areas in advance of Project activities to determine if the Project area or its vicinity contains suitable habitat for GGS. No more than 30 days prior to ground-disturbing activities, a qualified biologist with GGS experience shall survey the work area and a minimum 50-foot radius of the work area for burrows and crevices in which GGS could be present. It is advised that all potentially suitable burrows and crevices be flagged and avoided

by a minimum 50-foot no-disturbance buffer. If a 50-foot radius buffer isn't feasible, consultation with CDFW is warranted to discuss how to implement the Project and avoid take of the species.

Mitigation Measure BIO-2.1 (Giant Garter Snake Habitat Buffer): If potential aquatic habitat for GGS has been identified in or within 200 feet of the Project area by the qualified biologist, a qualified biologist shall be present on-site to monitor all project activities.

Mitigation Measure BIO-2.2 (Giant Garter Snake Observation): If a snake species of any kind is observed within the Project site, then all Project activities shall halt, and work shall not continue until the snake species is identified by a qualified biologist. If GGS is discovered at any time within the Project site and staging areas, then all Project activities shall halt until CDFW has been notified and the Project proponent can demonstrate compliance with CESA to CDFW's satisfaction. CDFW reserves the right to provide additional GGS protection measures in the event of a GGS detection.

Mitigation Measure BIO-2.3 (Giant Garter Snake Take Prohibition): If "take" of GGS or any other species listed under CESA cannot be avoided either during Project activities or over the life of the Project, the Project shall obtain a CESA ITP. The take permit will likely include mitigation measures recommended in this letter and may include additional measures.

Mitigation Measure BIO-2.4 (Giant Garter Snake Environmentally Sensitive Area Establishment): For Type III projects that proposed construction in Giant Garter Snake habitat, the Project shall establish Environmentally Sensitive Areas to minimize the disturbance of GGS habitat from construction-related activities. The Project shall erect Environmentally Sensitive Areas fencing as directed by the qualified biologist(s), 200 feet from the edge of potential aquatic GGS habitat. The qualified biologist(s) shall identify and flag all potential small mammal burrows within the Project Area as Environmentally Sensitive Areas. In addition, all potential GGS habitat that can be reasonably avoided during construction activities shall be identified as Environmentally Sensitive Areas and shall be marked by the qualified biologist(s). Environmentally Sensitive Areas will be demarked by tying high visibility poly wire to stakes placed every six feet along the Environmentally Sensitive Area boundary. The high visibility poly wire will be raised at least four feet above grade. The high visibility wire and stakes shall be marked with high visibility flagging or markers. All construction personnel shall be educated about the purpose of the Environmentally Sensitive Area areas and avoid Environmentally Sensitive Areas during all phases of construction. The Project shall avoid Environmentally Sensitive

Areas when siting all staging areas, spoils disposal areas, borrow pits, and construction equipment access routes. The Project shall not use plastic mono-filament netting on the Project site for Environmentally Sensitive Area fencing, erosion control, or any other purpose to avoid entanglement of GGS. The qualified biologist shall inspect the fencing before the start of each workday and the Project shall maintain the fencing until the completion of the Project. Project shall remove all fencing material upon completion of the Project.

Mitigation Measure BIO-2.5 (Giant Garter Snake Exclusion Fencing): To exclude GGS from entering the Project area, the Project shall erect silt fencing between all aquatic habitat and upland habitat, one day subsequent to upland habitat disturbance. The Project shall submit the fencing design to CDFW for approval no less than 30 days prior to the proposed start of Project activities. The Project shall maintain fencing throughout all construction activities. A qualified biologist shall inspect the area prior to installation. The qualified biologist shall inspect the barrier daily and during and after storm events (rainfall exceeding 0.5 inches during a 24-hour period). The Project shall maintain and repair the barrier immediately to ensure that it is functional and without defects, that fencing material is taut, and that the bottom edge of the fencing material remains buried. The Project shall maintain vegetation within one meter on the side of the fence away from the Project Area at a maximum height of four inches.

Fencing shall consist of taught silt fencing supported by wooden stakes on the Project side only. Fencing shall be buried a minimum of six inches below ground and soil shall be compacted against both sides of the fence for its entire length to prevent animals from passing under the fence. Fencing shall extend 12 to 18 inches above the ground. At any access opening in the fence, the fence shall turn 180 degrees away from the access point for a length of approximately 10 feet and at a minimum width of one foot from the original fence.

The Project shall avoid damage to small mammal burrows to the maximum extent possible during installation of the exclusion fencing. When the Project cannot avoid burrows, burrows shall be hand excavated by the qualified biologist prior to trenching activities. GGS found during excavation shall be relocated. Following excavation, the qualified biologist shall block holes or burrows which appear to extend under the fencing to minimize GGS movement into the Project area.

The Project shall remove fencing and all fencing materials upon completion of construction.

Mitigation Measure BIO-2.6 (Giant Garter Snake Seasonal Work Restriction):

The Project shall conduct all construction activity within GGS upland and aquatic habitat, including activity within 200 feet of aquatic habitat, between May 1 and October 1. This is the active period for GGS and direct impacts are lessened because snakes are actively moving and avoiding danger. More danger is posed to snakes during their inactive period, because they are occupying underground burrows or crevices and are more susceptible to direct impacts, especially during excavation.

Mitigation Measure BIO-2.7 (Giant Garter Snake Dewatered Aquatic Habitat): The Project shall not dewater suitable GGS aquatic habitat (e.g., wetlands, drainages, rice fields).

Mitigation Measure BIO-2.8 (Giant Garter Snake Speed Limit and Existing Routes): Project-related personnel shall access the Project site during construction and development activities using existing routes and shall not cross GGS habitat outside of the Project site. Project-related vehicle traffic shall be restricted to established roads, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour, except on county roads and state and federal highways, in order to avoid GGS on or traversing the roads. If a GGS is found on or traversing a roadway, workers shall immediately notify the qualified biologist. Workers shall allow the animal to safely move off the road.

Mitigation Measure BIO-2.9 (Giant Garter Snake Monofilament Restriction): The Project shall not use plastic monofilament netting (erosion control matting) or similar material. The Project shall use native vegetation or other treatments including native slash, jute netting or straw wattles to protect and stabilize soils. Fiber rolls and other erosion control treatments shall be made with wildlife-friendly, biodegradable products that will not entrap or harm wildlife. Erosion control products shall not contain synthetic (e.g., plastic or nylon) netting or materials. The Project shall

communicate this limitation to the contractor through use of Special Provisions included in the bid solicitation package. The Project shall bury the edge of the material in the ground to prevent GGS and other reptiles and amphibians from crawling underneath the material.

Mitigation Measure BIO-2.10 (Giant Garter Snake Habitat Restoration): The Project shall restore the temporarily impacted GGS habitat on-site to pre-construction conditions. The Project shall re-contour, if appropriate, and re-vegetate these areas with appropriate locally available native plant species. The restoration effort shall comply with the USFWS Guidelines for the Restoration and/or Replacement of GGS Habitat (USFWS 2007) and shall be monitored for one year.

Mitigation Measure BIO-2.11 (Giant Garter Snake Habitat Mitigation): If impacts to GGS and habitat cannot be fully avoided and minimized, then the Project shall propose compensatory mitigation to offset impacts to GGS. CDFW suggests putting a conservation easement over GGS habitat within an area of equal or greater conservation value, with written acceptance from CDFW, including a management plan, and providing an endowment to manage the easement in perpetuity.

Mitigation Measure BIO-3 (Swainson's Hawk Surveys and Avoidance (SWHA): If Project activities are scheduled during the nesting season for SWHA (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline>) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology. If active SWHA nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting SWHA shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of SWHA cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

Mitigation Measure BIO-3.1 (Swainson's Hawk Foraging Habitat): A qualified biologist shall evaluate if the Project would result in loss of SWHA foraging habitat, and if so shall quantify the loss in acres and submit this information to CDFW and obtain CDFW's written approval of it. Prior to Project construction, if the Project would result in loss of SWHA foraging habitat, the Project shall provide SWHA foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) Permanent preservation of the species' foraging habitat through a conservation easement and

implementing and funding a long-term management plan in perpetuity, or 2) Purchase of SHWA foraging habitat credits at a CDFW-approved mitigation bank in Solano County, unless otherwise approved in writing by CDFW. An ITP obtained for SHWA may require additional habitat compensation to achieve full mitigation.

Mitigation Measure BIO-4 (Burrowing Owl Surveys and Avoidance (BUOW)): A qualified biologist shall conduct a BUOW habitat assessment within 1,640 feet of the Project area pursuant to the California Department of Fish and Game (now CDFW) 2012 Staff Report on Burrowing Owl Mitigation (CDFW 2012 Staff Report, available here: <https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>), unless otherwise approved in writing by CDFW. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. The habitat assessment shall focus on searching the CNDDDB and potentially other sources for any BUOW records on or within one mile of the Project area, vegetation type and height, suitable burrows (with an opening greater than 11 centimeters in diameter and a depth greater than 150 centimeters), burrow surrogates (culverts, piles of concrete rubble, piles of soil, burrows created along soft banks of ditches and canals, pipes, and similar structures), and presence of BUOW sign (tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, and nest burrow decoration material), and the presence of BUOW individuals or pairs. If the habitat assessment does not identify suitable habitat and surveys are not conducted as described below, an additional habitat assessment shall be conducted within 14 days prior to construction and if new potentially suitable BUOW refugia are present surveys shall be conducted as described below, unless otherwise approved in writing by CDFW. The results of the habitat assessment shall be emailed to the CDFW contact below, or if unavailable another CDFW representative, and the Project shall obtain CDFW's written approval of the habitat assessment prior to starting Project activities.

If suitable BUOW habitat is observed, four surveys shall be conducted to detect the presence of BUOW pursuant to the CDFW 2012 Staff Report. The site visits shall be spread evenly throughout the breeding or non-breeding season. The Project shall obtain CDFW's written approval of the survey results prior to starting Project activities. In addition, a survey shall be completed within 14 days prior to the start of construction, as described in the CDFW 2012 Staff Report. Surveys shall occur during BUOW nesting and wintering seasons for the duration of the Project, unless otherwise approved in writing by CDFW.

If BUOW is detected, the Project shall immediately notify CDFW. The Project shall avoid impacts to the BUOW and implement a 1,640-foot buffer area around the owl site in which no Project activities shall occur, unless otherwise approved in writing by CDFW. A qualified biologist shall monitor any detected owl to ensure it is not disturbed.

If the Project cannot ensure BUOW and their burrows are fully avoided, the Project shall consult with CDFW and obtain a take authorization or otherwise demonstrate compliance with CESA. Take is likely to occur and the Project shall obtain an ITP if: 1) BUOW surveys of the Project area detect BUOW occupancy of burrows or burrow surrogates, or 2) There is sign of BUOW occupancy on the Project area within the past three years and habitat has not substantially changed. Occupancy means a site that is assumed occupied if at least one BUOW has been observed occupying a burrow or burrow surrogate within the last three years. Occupancy of suitable BUOW habitat may also be indicated by BUOW sign including its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. If BUOW, or their burrows or burrow surrogates, are detected within 500 meters (1,640 feet) of the Project area during BUOW surveys, but not on the Project area, the Project shall consult with

CDFW to determine if avoidance is feasible or an ITP is warranted, and shall obtain an ITP if take cannot be avoided and comply with the ITP.

Mitigation Measure BIO-4.1 (Burrowing Owl Foraging Habitat): A qualified biologist shall evaluate if the Project would result in loss of BUOW foraging habitat, and if so shall quantify the loss in acres and submit this information to CDFW and obtain CDFW's written approval of it. Prior to Project construction, if the Project would result in loss of BUOW foraging habitat, the Project shall provide BUOW foraging habitat mitigation at a minimum 1:1 ratio, which shall include: 1) Permanent preservation of the species' foraging habitat through a conservation easement and implementing and funding a long-term management plan in perpetuity, or 2) Purchase of BUOW foraging habitat credits at a CDFW-approved mitigation bank in Solano County, unless otherwise approved in writing by CDFW. An ITP obtained for BUOW may require additional habitat compensation to achieve full mitigation.

Mitigation Measure BIO-4.1 (Caps, Pipes, and Hoses): To prevent BUOW from sheltering or nesting in exposed material; all construction pipes, culverts, hoses or similar materials greater than two inches in diameter stored at the Project area shall be capped or covered before the end of each work day and shall be inspected thoroughly for wildlife before the pipe or similar structure is buried, capped, used, or moved.

Mitigation Measure BIO-5 (Tricolored Blackbird Nest Avoidance): If nesting tricolored black birds are detected during nesting bird surveys described in recommended Mitigation Measure BIO-7 below or otherwise, a qualified biologist shall:

- Map the location of the nest site and immediately notify CDFW;

Establish a clearly marked no-disturbance buffer around the nest site. Buffer distances shall be site specific and an appropriate distance to ensure impacts are avoided, as determined by a qualified biologist, *and not less than 500 feet for TRBL nests*, unless otherwise approved in writing by CDFW; and

- Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW;
- Construction may resume when a qualified biologist has confirmed that the birds have fledged and are no longer dependent on parental care around the nest site; and
- If impacts to nesting tricolored blackbird cannot be avoided, the Project shall consult with CDFW pursuant to the California Endangered Species Action (CESA) and obtain an Incidental Take Permit (ITP) before Project activities commence and comply with the ITP.

Mitigation Measure BIO-6 (Special-Status Plant Surveys and Protection): Prior to the start of Project activities, a qualified biologist shall conduct a habitat assessment for special-status plants. If potential habitat for special-status plants is present, botanical surveys shall be conducted during the appropriate blooming period and conditions for all special-status plants that have the potential to occur within or near the Project where they may be directly or indirectly impacted by for example, modifications to hydrological conditions. More than one year of surveys during appropriate conditions may be necessary. Surveys for wetland species shall encompass the entire wetland and not just the portion of the wetland that would be impacted, as impacts to portions of a wetland often impact the entire wetland. Surveys shall include visiting reference populations unless otherwise approved in writing by CDFW. Surveys and associated reporting shall be conducted according to *CDFW's 2018 Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (see:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>). The habitat assessment and survey reports shall be submitted to CDFW prior to the start of construction. Project activities shall not

proceed until CDFW has provided written approval of the habitat assessment and survey reports. If any special-status plant species are observed, the Project shall fully avoid direct and indirect impacts to all individuals and prepare and implement a CDFW-approved avoidance plan prior to Project activities. If full avoidance is not possible, Project activities may not commence until the Project has consulted with CDFW and obtained CDFW's written approval, which may include topsoil salvage, transplanting, or habitat compensation. The Project shall obtain and comply with a CESA ITP from CDFW for any impacts to Mason's lilaeopsis or any other CESA or NPPA listed plants, and provide habitat compensation to mitigate impacts to Mason's lilaeopsis or any other CESA or NPPA listed plant species at a minimum 3 to 1 mitigation to impact ratio, unless otherwise approved in writing by CDFW. Habitat compensation shall include placing a conservation easement over occupied habitat for the applicable species and preparing, funding, and implementing an interim and/or long-term management plan, unless otherwise approved in writing by CDFW. The habitat compensation location, conservation easement, and all associated land conservation documents including but not limited to the management plan(s) shall be submitted to CDFW for review and the Project shall obtain CDFW's written approval of these documents, unless otherwise approved in writing by CDFW. The conservation easement shall be recorded and management plan(s) funding shall be completed prior to Project construction, unless otherwise approved in writing by CDFW.

Mitigation Measure BIO-7 (Nesting Bird Surveys): If construction, grading, vegetation removal, or other project-related activities are scheduled during the avian nesting season, February 1 to August 31, a qualified biologist shall conduct a survey for active bird nests within 7 days prior to the beginning of Project-related activities. The survey shall cover the entire project area and a minimum 500-foot buffer or the distance necessary as determined by a qualified biologist. If a lapse in project-related work of seven days or longer occurs, another survey shall be conducted before Project work can be reinitiated. If an active nest is found during surveys, the qualified biologist shall immediately notify CDFW and establish site- and species-specific no-work buffers to ensure the nest is not disturbed. The buffer distances shall be specified to protect the bird's normal behavior to prevent nesting failure or abandonment and comply with Fish and Game Code section 3500 et seq. and the federal MBTA. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

The qualified biologist shall monitor the behavior of the birds (adults and young, when present) at the nest site to ensure that they are not disturbed by project work. Nest monitoring shall continue during project work until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents), as determined by the qualified biologist, unless otherwise approved in writing by CDFW.

Mitigation Measure BIO-8 (Sensitive Natural Communities, Riparian Habitat, and LSA Notification): Prior to Project construction, a qualified biologist shall assess the Project area to determine if sensitive natural communities, wetlands, or riparian habitat occurs and would be impacted by Project activities. If impacts would occur then the qualified biologist shall prepare a restoration plan to mitigate impacts to sensitive natural communities, wetlands, and riparian habitat, including a minimum 3:1 restoration to impact ratio for acres and linear feet of permanent impacts, restoration of temporary impacts, success criteria, and monitoring and maintenance, unless otherwise approved in writing by CDFW, and shall obtain CDFW's written approval of the plan. The Project shall implement the CDFW-approved plan. Alternatively, if approved by CDFW in writing, the Project may provide habitat compensation including permanent protection of habitat at the same ratio through a

conservation easement and preparing and funding implementation of a long-term management plan, unless otherwise approved in writing by CDFW.

Prior to Project construction, the Project shall conduct a thorough assessment for potential impacts to streams and riparian habitat and stream-connected wetlands including but not limited to impacts resulting from grading, building construction, earth moving, vegetation removal, and flow alterations and pollutants that could result in downstream impacts to fish. If impacts to the bed, bank, channel, or riparian area, or connected wetlands, of the streams cannot be avoided, the Project shall notify CDFW for potential Project impacts to the streams pursuant to Fish and Game Code section 1602 et seq. and shall comply with the LSA Agreement, if issued. More information for the Notification process is available at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>. The Project shall not commence activities with potential to impact the stream until the LSA Agreement process has been completed. Trees shall be replaced at an appropriate ratio based on size and species, unless otherwise approved in writing by CDFW. An LSA Agreement, if issued, may include additional avoidance and minimize measures to protect fish and wildlife resources. Projects shall also obtain permits from the Regional Water Quality Control Board (RWQCB) and U.S. Army Corps of Engineers (USACE) pursuant to the Clean Water Act and Porter Cologne Water Quality Control Act, if applicable.

2.5 CULTURAL RESOURCES

Would the project:		Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	☒
c.	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Environmental Setting

The proposed cottage industries would occur on agricultural parcels and/or at already constructed single family homes and does not propose the construction of substantial new buildings or subsurface disturbance that would have the potential to result in impacts to historic or cultural resources. Accessory structures may be constructed to support the cottage industry such as barns, workshops, or storage facilities, but would not be expected to result in substantial grading or subsurface work. Accessory structures would be allowed by right with a building permit.

Impacts Discussion

2.5 a-c. No substantial ground disturbance is expected because of the establishment of a cottage industry – Type III. **No Impact.**

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?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Impacts Discussion

2.6 a, b: All new construction will adhere to current California Building Code standards including those relative to renewable energy and energy efficiency. **No Impact.**

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:				
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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a	☐	☐	☒	☐

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	result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Environmental Setting

The Solano County General Plan Public Health and Safety Elements depicts that agricultural regions and rural residential uses could be subject to earthquakes from local faults including the Green Valley Fault and the Great Valley Thrust Fault. There are also areas of landslide risk and shrink/swell soils. However, Exclusive Agriculture and Rural Residential would include homes and accessory buildings typically one story to two stories in height and would be built to state and local building code standards. Therefore, seismic impacts are not expected to be substantial.

Impacts Discussion (a, c and d)

2.7 a, c and d: Residents and employees could experience ground shaking from earthquakes generated along active faults. The intensity of ground shaking would depend upon the magnitude of the earthquake, distance to the epicenter, and the geology of the area between the epicenter and the project. Exclusive Agricultural and Rural Residential would include homes and accessory buildings typically one story to two stories in height and would be built to state and local building code standards. Therefore, seismic impacts are not expected to be substantial. **Less than Significant Impact**

2.7 b,c and f: No unique paleontological resource or unique geologic/soil features have been identified on-site. **No Impact.**

2.8 GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing	☐	☐	☐	☒

the emissions of greenhouse gases?

Environmental Setting

The proposed cottage industries would occur on agricultural land and/or at already constructed single family homes and does not propose the construction of substantial new construction that would have the potential to result in impacts to habitat or sensitive species. Accessory structures may be constructed to support the cottage industry such as barns, workshops, or storage facilities, but would not be expected to result in substantial grading or subsurface work. Accessory structures would be allowed by right with a building permit.

Impacts Discussion (a – b)

2.8 a, Although vehicle emissions generated by up to eight vehicles on each Cottage Industry 3 site could occur, which will generate greenhouse gas emissions, the Project itself will not significantly contribute to the generation of GHG's. As indicated, a conservative estimate of approximately ten percent of existing Exclusive Agricultural and Rural Residential uses could choose to operate a cottage industry which could include up to 447 sites. This would be an incremental increase over existing agricultural and rural residential uses, and as indicated in Air Quality above, this is a less than significant increase. **Less Than Significant Impact.**

2.8 b: the Project is consistent with applicable plans and policies related to greenhouse gas (**No Impact**)

2.9 HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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? | ☐ | ☐ | ☐ | ☒ |
| f. | Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☒ | ☐ |

Environmental Setting

The use of hazardous materials would be prohibited, and they types of uses is not expected to result in significant odors or pollutant concentrations.

Agricultural Uses depending on their location can be found in the vicinity of Travis Air Force Base, Nut Tree Airport, Rio Vista Municipal Airport,

Rural residential uses are situated within Zone D of the Travis Air Force Base Land Use Compatibility Plan.

Impacts Discussion

2.9 a-e: The Project would not transport, use, or dispose of substantial amounts of hazardous materials. No homes are designated as hazardous material sites as defined in Government Code 65962.5. **No Impact.**

2.9 f: The project is located within Compatibility Zone C and D of the Travis Air Force Base Airport Land Use Plan. Per Table 2A of the Travis Air Force Base Airport Land Use Compatibility Plan, Solano Airport Land Use Commission (ALUC) consistency review is required for Zoning Code amendments. The Project (Exclusive Agricultural and Rural Residential uses) are consistent with the compatibility plan and does not propose any hazards to flight. The residential uses are existing. **No Impact.**

2.9 g: The project would not introduce a significant amount of people into a high fire severity zone. **Less Than Significant Impact.**

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?	☐	☐	☐	☒
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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:	☐	☐	☐	☒
	i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒
	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	☐	☐	☐	☒
	iv) Impede or redirect flood flows?	☐	☐	☐	☒
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Environmental Setting

Domestic water will be supplied via ground wells and/or supplied by Solan Irrigation District (SID). Sewer service would be via septic systems. It is expected that the Exclusive Agricultural and Rural Residential uses are already existing, therefore, new services would not be required. Any cottage industry use is expected to result in incidental water or wastewater needs.

Impacts Discussion

2.10 a: The project will not violate waste discharge or water quality standards. Any on-site septic systems will be permitted by the Environmental Health Division and subject to inspections to ensure compliance with waste discharge or water quality standards. **No Impact**

2.10 b: The project will be served by on-site wells for domestic drinking water permitted by the Environmental Health Division and subject to inspections to ensure compliance with water quality standards. **No Impact.**

2.10 c: The project does not alter any creeks, streams or rivers, therefore drainage impacts would result in no impact (flood hazards, or impede flood flows, or conflict with a water quality control plan). **No Impact.**

2.10 d: 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.**

2.10 e: The project does not conflict or obstruct implementation of a water quality control plan or groundwater sustainability plan. **No Impact.**

2.11 LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Environmental Setting

The proposed cottage industries would occur in Exclusive Agriculture and Rural Residential areas, on large lots. No significant new construction is anticipated. Accessory structures to support the use are allowed by right.

To establish a Cottage Industry, an applicant would need to apply for a use permit through the Resource Management Department. The Use Permit would allow the County to condition the use to ensure that there are no land use impacts. Further, consistent with the County's Good Neighbor Policy the applicants would need to provide outreach to neighbors.

Impacts Discussion

2.11 a, b: Cottage industries would not divide an established community because it would not be providing a new development or result in a significant physical change on the environment. The use would be allowed by right with a use permit, consistent with the intent of the General Plan and zoning district. The use would continue to be primarily residential, with a cottage industry ancillary to the existing residence. The provision of a use permit would ensure that each use is reviewed by

the County and conditions of approval would reduce potential impacts. **Less than Significant 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

As shown 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 Rural Residential uses

Impacts Discussion

2.12 a, b: No known mineral resources exist or would be impacted by the project. **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?	☐	☐	☐	☒
b. Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒
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?

Environmental Setting

Activities on-site will occur predominantly within enclosed buildings and some uses could occur outdoors. Sound associated with vehicle operations will be consistent with highway travels. Figure HS-17 of the General Plan identifies future noise contours (2030) that have been estimated with information about baseline and projected land development and associated transportation activity based on the General Plan land uses. Consistent with the County's noise regulations noise would be required to be 65 db or less at the property line.

Impacts Discussion

2.13 a, b: The project will not generate noise in excess of the established baseline levels. **No Impact.**

2.13 c: Numerous properties subject to the Project are located within Compatibility Zone C or D according to the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as referenced on Figure 2B of the LUCP. While some uses may be located in some of the identified noise contours, the project would not contribute to an increase in noise or locate new populations to noise, since residential uses are expected to be existing. **No Impact.**

2.14 POPULATION AND HOUSING

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

Environmental Setting

The project does propose additional housing or the displacement of housing. Residential uses will continue to be the primary use in Rural Residential and an incidental use in the Exclusive Agricultural areas.

Impacts Discussion

2.14 a, b: There will be no need for additional housing, and no population growth will be induced by this project. **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?	☐	☐	☐	☒
Police Protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other Public Facilities?	☐	☐	☐	☒

Environmental Setting

The Project site is served by various fire districts depending on the location and Solano County Sheriff's Department. Because the zoning districts are established there would be no substantial increase in the need for public services. No schools or parks will be affected.

Impacts Discussion

2.15 a: The Project will not result in 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. No impacts to schools would result from the project. No additional residential uses are proposed which would lead to school demand.

The project will not result in increased demand for services. The Project will not generate demand for school services, parks or other facilities. **No Impact.**

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

The Project does not involve nor affect recreational facilities. No additional residential units are proposed as a result of the zoning amendment.

Impacts Discussion

2.16 a, b: 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?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) "vehicle miles traveled"?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

Environmental Setting

Exclusive Agricultural is on very large lots ranging from 20- to 160-acres or greater. Rural residential areas are also located on large lots, that are spread out. It results in an area that would not contain a

concentration of traffic during peak commute hours. Up to four employees could be allowed onsite but that would not lead to a significant traffic impact.

Impacts Discussion

2.17 a, c and d. Exclusive Agricultural and Rural Residential areas are currently existing. No new roadways would be required, and no substantial construction would be required. Therefore, there would be **No Impact**.

2.17 b. The project is consistent with the General Plan, therefore, a project consistent with the General Plan may be successfully screened from doing a Vehicle Miles Traveled (VMT) analysis if the project generates fewer than 1,000 average daily trips (ADT). There would be a slight increase in potential traffic from up to four employees visiting a home to support the cottage industry. However, not all cottage industry uses would employ four employees. Many will be home based businesses without any additional offsite employees. Therefore, some uses will have no increase in vehicle trips. Consistent with the Office of Land Use and Climate Innovation, retail uses that are locally serving tend to reduce vehicle miles traveled. Therefore, cottage industries could result in locally grown products that are available to the surrounding area, reducing VMT. **Less than Significant Impact**

2.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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:	☐	☐	☐	☒
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	☐	☐	☐	☒
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.	☐	☐	☐	☒

Environmental Setting

No tribal or historical resources have been identified because the residential uses are already existing. Substantial ground disturbance is not anticipated.

However, because the County is preparing an environmental document it will initiate consultation consistent with AB 52.

Impacts Discussion

2.18 a: No Impact.

2.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Environmental Setting

Exclusive Agricultural and Rural Residential uses are already established and therefore, would not require the construction of new source for domestic water (water well), wastewater treatment system, or storm water drainage.

Impacts Discussion

2.19 a – e: It is expected that the properties that would establish a cottage industry are already established and connected to water, wastewater or stormwater systems. **No Impact.**

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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

As seen on Figure HS-12 of the Solano County General Plan Wildland Fire Hazard Area map, there are some areas that contain Exclusive Agriculture and Rural Residential zoned property is located within areas designated as Very High Fire Hazard Severity Zone.

Impacts Discussion

2.20 a: Areas within Exclusive Agricultural and Rural Residential zoned property is already existing. Establishing a cottage industry would not introduce a substantial increase in people to wildfire risks. Proposed uses will be reviewed by the County to ensure that the use is appropriate for the location. The County will have the ability to include Conditions of Approval to ensure that risks are reduced. **Less Than Significant Impact.**

2.20 b – d: No Impact. The proposed project would not increase risks. **No Impact.**

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?	☐	☐	☒	☐
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.	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impacts Discussion

2.21 a - 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. Impacts are anticipated to be **Less Than Significant Impact**.

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.

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:

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3.2 List of Preparers

Solano County Department of Resource Management

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

3.3 Distribution List

CHAPTER 4 – APPENDICES

Draft Zoning Text Amendment