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APPENDIX C

BIOLOGICAL RESOURCES MEMORANDUM

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October 26, 2021

To: Gerry Raycraft  
Board Member Chair, Site Selection and Acquisition  
Solano-Napa Habitat for Humanity  
104 Commerce Ct  
Fairfield, CA 94534

**Subject: Biological Resources Memorandum for the Scoggins Court Project in Vacaville, California.**

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Dear Mr. Raycraft,

As requested, Raney has prepared the following Biological Resources Memorandum for the Scoggins Drive Project (proposed project) site, APNs 070-260-004, 005, 006, 007, and 008, located in the City of Vacaville, Solano County, CA. The purpose of the following analysis is to identify if any special-status species or sensitive habitats have the potential to be impacted by the proposed project.

### **Existing Conditions**

The project site is located within Section 16, Township 06N, Range 1W of the Elmira U.S. Geological Survey 7.5-minute quadrangle. The 1.05-acre project site is located northeast of the intersection of Scoggins Court and E. Monte Vista Avenue in the City of Vacaville, California (see Attachment A). The project site is currently undeveloped, and consists primarily of ruderal grasses, regularly disked, with various trees scattered throughout. Tree species observed within the project site include: valley oak (*Quercus lobata*), walnut (*Juglans nigra*), persimmon (*Diospyros virginiana*), Chinaberry (*Melia azedarach*), and other ornamentals. The project site is located in an urbanized area with development on all sides. Surrounding land uses consist of single and multi-family residential as well as commercial facilities.

### **Project Description**

The proposed project would include the development of nine single-family residences on the 1.03-acre project site, including five three-bedroom units consisting of 1,450 square feet (sf), and four four-bedroom units consisting of 1,638 sf. Eight of the nine single-family residences would be attached with a common garage wall. Five of the nine single-family residences are proposed to include Accessory Dwelling Units (ADUs), four of which would be 408 sf, while the remaining ADU would be 316 sf. As such, a total of 14 residential units would be provided on-site. Each of the proposed single-family residences would include one covered garage parking space, and one uncovered driveway space, for a total of two parking spaces per residence. Nine guest parking spaces would also be provided on-site. Access to the project site would be provided by two driveways, one along E. Monte Vista Avenue, and a second along Scoggins Court. A 50-foot residential/commercial buffer would be provided between the nearest residence and the existing Jiffy Lube located adjacent to the southwest corner of the project site.

### **Methodology**

A site survey was conducted for the project site and vicinity on October 6, 2021 by Nick Pappani, Vice President of Raney (see Appendix D). The survey area was assessed to determine the

presence and the potential for occurrence of natural biological communities including waters of the U.S., riparian habitat, and wetlands, special-status species, and other sensitive natural resources. Mr. Pappani traversed meandering transects throughout the project area with special focus on habitat types frequently associated with special-status species.

Prior to conducting the field visit, Raney obtained lists of special-status species that potentially occur in the vicinity of the survey area from U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB), and the California Native Plant Society (CNPS) list of rare and endangered plants.

### **Terminology**

Special-status species are species that have been listed as “threatened” or “endangered” under the Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), or are of special concern to federal resource agencies, the State, or private conservation organizations. A species may be considered special-status due to declining populations, vulnerability to habitat change, or restricted distributions. A description of the criteria and laws pertaining to special-status classifications is described below.

Special-status plant species may meet one or more of the following criteria:

- Plants listed or proposed for listing as threatened or endangered under the FESA (50 CFR 17.12 for listed plants and various notices in the Federal Register [FR] for proposed species);
- Plants that are candidates for possible future listing as threatened or endangered under the FESA (64 FR 205, October 25, 1999; 57533-57547);
- Plants listed or proposed for listing by the State of California as threatened or endangered under the CESA (14 California Code of Regulations [CCR] 670.5);
- Plants that meet the definitions of rare or endangered species under the California Environmental Quality Act (CEQA) (CEQA Guidelines, Section 15380); or
- Plants considered by the California Native Plant Society (CNPS) to be “rare, threatened, or endangered” in California (Lists 1A, 1B, 2A, and 2B species in CNPS [2001]).

Special-status wildlife species may meet one or more of the following criteria:

- Wildlife listed as threatened or endangered, or proposed or candidates for listing by the USFWS or National Marine Fisheries Service (NMFS) under the FESA (50 CFR 17.11 for listed wildlife and various notices in the Federal Register for proposed species);
- Wildlife listed or proposed for listing by the State of California as threatened and endangered under the CESA (14 CCR 670.5);
- Wildlife that meet the definitions of rare or endangered species under CEQA (CEQA Guidelines, Section 15380);
- Wildlife species of special concern to the California Department of Fish and Wildlife (CDFW) (Remsen [1978] for birds; Williams [1986] for mammals); and/or
- Wildlife species that are fully protected in California (California Fish and Game Code [FGC], Section 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918.

### **Results**

The following provides a discussion of the habitat types and special-status species which have the potential to occur in the project site and vicinity.

### Habitat Types

The project site can generally be considered disturbed, being primarily comprised of ruderal grasses, interspersed with native and non-native trees and shrubs. Due to the disturbed nature of the site, sensitive natural communities including riparian or wetland areas are not present within the project site or surrounding area. The removal of trees as defined by Section 14.09.131 of the Vacaville Municipal Code, would be required to comply with Section 14.09.131.

### Special-Status Species

The following provides a discussion of the special-status plant and wildlife species that have the potential to occur within the project area.

#### **Special-Status Plants**

Special-status plants generally occur in relatively undisturbed areas within vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, chaparral, alkali playa, dunes, and areas with unusual soil characteristics. The project site is regularly disked, so vegetation within the project site is highly disturbed in nature, and the project site is located in an urbanized area with development on all sides.

According to the results of the CNDDDB search, four special-status plant species have been known to occur within the project area including the Baker's avarretia (*Navarretia leucocephala* ssp. *Bakeri*), two-fork clover (*Trifolium amoenum*), adobe-lily (*Fritillaria pluriflora*), and recurved larkspur (*Delphinium recurvatum*). However, the most recent CNDDDB occurrences for the Baker's avarretia, two-fork clover, adobe-lily, and recurved larkspur within the project vicinity are dated 1916, 1892, 1913, and 1940, respectively. Special-status plant species were not observed during the biological survey conducted within the project area.

Given that special-status plant species were not observed on-site and the site lacks the general habitat requirements for the special-status plants known to occur in the project area, the conclusion can be made that special-status plant species do not have the potential to occur on-site.

#### **Special-Status Wildlife**

Based on the results of the CNDDDB search, a total of six special-status wildlife species: the western bumble bee (*Bombus occidentalis*), the foothill yellow-legged frog (*Rana boylei*), the American badger (*Taxidea taxus*), the vernal pool fairy shrimp (*Branchinecta lynchi*), the burrowing owl (*Athene cunicularia*), and the Swainson's hawk, (*Buteo swainsoni*) have been documented to occur within the project area.

As noted previously, the existing habitat within the project site is limited to ruderal grasses with shrubs and trees scattered throughout. The site does not include any aquatic features. Therefore, the foothill yellow-legged frog and the vernal pool fairy shrimp do not have the potential to occur on-site.

The following provides a discussion of the potential for the remaining special-status wildlife species to occur within the project site.

#### Western Bumble Bee

The western bumble bee is not an officially listed special-status species; however, the listing status for the species is currently under review. The western bumble bee nests underground, or in or under organic material on the ground. Thus, suitable nesting habitat for this species could

exist almost everywhere that is not paved. However, the essential habitat characteristic for these bees is the presence of abundant flower resources of reasonably high species diversity, so that there are foraging opportunities throughout the entire season of activity. The project site has a very limited number of such forb or shrub species, and almost none of the highly preferred genera used by these species. Additionally, the project site is located in an urbanized area and is regularly disturbed. As such, the western bumble bee has a very low potential to occur within the project site.

### American Badger

The American badger is a California species of special concern. The American badger is found in a variety of habitats, especially in open habitats such as oak-savannah and grasslands where the species' presence is typically identified by distinctive, large underground dens (burrows) excavated in friable (loose) soils. According to the CNDDDB, the nearest occurrence of American badger was recorded in 2016, approximately 1.94 miles from the project site. During the biological survey, badgers or badger burrows were not observed on-site. Additionally, the project site is located in an urbanized area and is regularly disturbed. As such, the potential for American Badger to occur within the project site is very low.

### Burrowing Owl

The burrowing owl is a California species of special concern. Burrowing owl habitat is usually found in annual and perennial grasslands, characterized by low-growing vegetation. Often, the burrowing owl utilizes rodent burrows, typically California ground squirrel burrows, for nesting and cover. The species may also on occasion use man-made objects such as concrete culverts or rip-rap piles for cover. During the biological survey conducted as part of this Biological Resources Memorandum, ground squirrel burrows, indicative of suitable habit for the burrowing owl, were not present within the project site. Additionally, the project site is located in an urbanized area and is regularly disturbed. According to the CNDDDB, the nearest occurrence of burrowing owl was recorded in 2016, approximately 1.57 miles from the project site. As such, the burrowing owl has a very low potential to occur within the project site.

### Swainson's Hawk

Swainson's hawk is a State-listed threatened species afforded protection pursuant to the California Endangered Species Act. The species is protected from direct take under the federal MBTA. The Swainson's hawk inhabits open to semi-open areas at low to middle elevations in valleys, dry meadows, foothills, and level uplands. The species nests almost exclusively in trees. Nests are constructed in isolated trees that are dead or alive along drainages and in wetlands, or in windbreaks in fields and around farmsteads. Foraging habitats include alfalfa fields, fallow fields, beet, tomato, and other low-growing row or field crops, dry-land and irrigated pasture, and rice land when not flooded. During the nesting season, Swainson's hawks usually forage within two miles of their nests.

Trees scattered within the project site have the potential to support suitable nesting habitat for the Swainson's hawk. The closest recorded observation of Swainson's hawk is located approximately 0.75-mile from the site. While the Swainson's hawk has the potential to nest in trees located within the project site, according to the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California*, small disjunct parcels of habitat seldom provide foraging habitat needed to sustain the reproductive effort of a Swainson's hawk pair.<sup>1</sup> As such, projects in areas which have less than five acres of foraging habitat and are surrounded by existing urban

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<sup>1</sup> California Department of Fish and Game. *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California*. November 8, 1994.

development do not require mitigation unless the project area is within 0.25-mile of an active nest tree.

Swainson's hawk were not observed within the project site or vicinity during the biological survey. Additionally, the 1.05-acre project site is located in an urbanized area and is regularly disturbed. Therefore, Swainson's hawk have a low potential to occur within the project site.

### Nesting Raptors and Migratory Birds

The project site contains existing trees and brush that could be used by migratory birds protected by the MBTA. The field survey detected a few species of birds on-site protected by the MBTA, including American crow (*Corvus brachyrhynchos*) and Western scrub jay (*Aphelocoma californica*). Ground surface disturbance during construction activities could adversely affect the nesting success of migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds, which would constitute a violation of State and federal laws. While nesting raptors and migratory birds were not observed within the project site or vicinity during the biological survey, in the event that such species occur on the project site during the breeding season, project construction activities could result in a substantial adverse effect to species protected under the MBTA.

### Conclusion

Based on database and field research conducted for this Memorandum, it can be concluded that the project site has a limited potential to support protected species. Specifically, the site could support nesting birds. As such, recommendations are provided below to ensure that the proposed project would not adversely affect nesting birds.

### Recommendations

The following recommendations would ensure that impacts to birds protected under the MBTA do not occur as a result of the proposed project.

### Nesting Raptors and Migratory Birds

*REC-1 Prior to commencement of ground-disturbing activities or tree removal during the breeding season (February 1-August 31), the project applicant shall retain a qualified biologist to conduct a preconstruction migratory bird and raptor nesting survey within 14 days prior to the onset of ground disturbance. The nesting migratory bird survey shall cover the project site and lands within 250 feet of the site, where accessible. A written summary of the survey results shall be submitted to the City of Vacaville Community Development Department. If nesting migratory birds or raptors are not identified during the surveys, further mitigation is not required.*

*If nesting raptors or other migratory birds are detected on the site during the survey, a suitable disturbance-free buffer shall be established around all active nests. The precise dimension of the buffer(s) would be determined at that time by the qualified biologist and may vary depending on factors such as location, species, topography, and line of sight to the construction area. The buffer area(s) shall be enclosed with temporary fencing, and equipment and workers shall not enter the enclosed buffer areas. Typical buffers range between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the project footprint, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate*

*potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. Buffers shall remain in place for the duration of ground disturbing activities, the breeding season, or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents, whichever occurs first.*

If you have any questions regarding the contents of this memorandum, please do not hesitate to contact me at (916) 372-6100, or via email at [npappani@raneymanagement.com](mailto:npappani@raneymanagement.com).

Nick Pappani, Vice President

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**Attachment A: Project Figures**

**Attachment B: CNDDDB Search Results**

**Attachment C: Site Photos**

**Attachment D: Nick Pappani Biology Resume**

# **ATTACHMENT A**

## **PROJECT FIGURES**



FIGURE 1  
REGIONAL PROJECT LOCATION

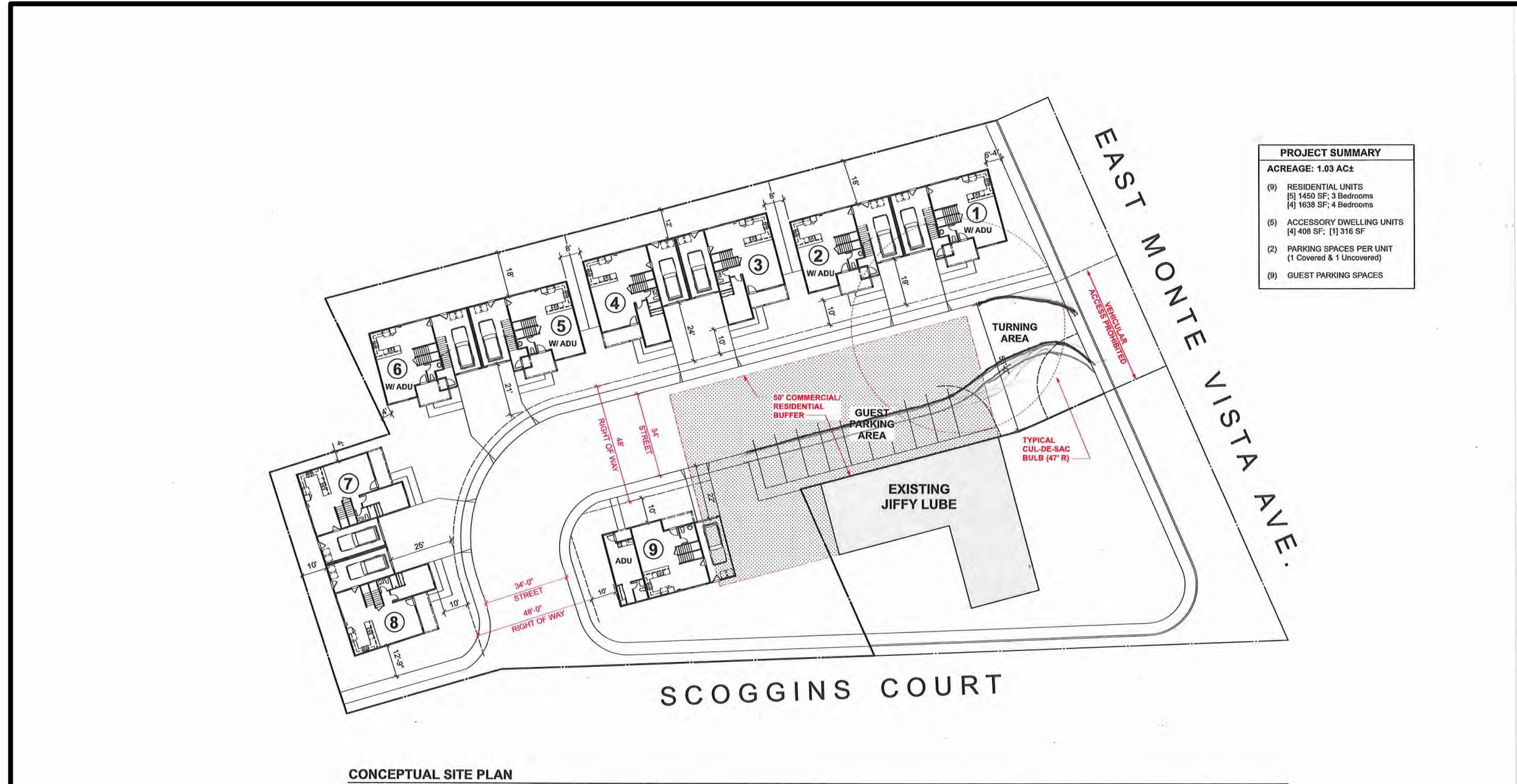


**FIGURE 2**  
**PROJECT SITE BOUNDARIES**



*\*Project site boundaries are approximate*

FIGURE 3  
CONCEPTUAL SITE PLAN



PROJECT SUMMARY	
ACREAGE: 1.03 AC±	
(9)	RESIDENTIAL UNITS
[5]	1450 SF; 3 Bedrooms
[4]	1638 SF; 4 Bedrooms
(5)	ACCESSORY DWELLING UNITS
[4]	408 SF; [1] 316 SF
(2)	PARKING SPACES PER UNIT
	(1 Covered & 1 Uncovered)
(9)	GUEST PARKING SPACES

CONCEPTUAL SITE PLAN

# **ATTACHMENT B**

## **CNDDDB SEARCH RESULTS**



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad> IS </span>(Elmira (3812138)> OR </span>Allendale (3812148))  
> AND </span>Other Status Contains (CDFW\_FP-Fully Protected> OR </span>CDFW\_SSC-Species of Special Concern)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Agelaius tricolor</i> tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	42 80	955 S:3	0	0	1	0	0	2	0	3	3	0	0
<i>Ammodramus savannarum</i> grasshopper sparrow	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	46 46	27 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Athene cunicularia</i> burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	40 115	2011 S:21	4	6	4	2	2	3	11	10	19	2	0
<i>Elanus leucurus</i> white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	60 80	180 S:2	1	0	1	0	0	0	2	0	2	0	0
<i>Emys marmorata</i> western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	31 137	1398 S:4	0	1	1	0	0	2	1	3	4	0	0
<i>Rana boylei</i> foothill yellow-legged frog	G3 S3	None Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive		2476 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Taxidea taxus</i> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	115 115	594 S:1	0	0	0	1	0	0	0	1	1	0	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad< IS > (Elmira (3812138)< OR > Allendale (3812148))  
< AND > CNPS List< IS > (1A< OR > 1B< OR > 1B.1< OR > 1B.2< OR > 1B.3< OR > 2A< OR > 2B< OR > 2B.1< OR > 2B.2< OR > 2B.3)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	G2T1 S1	None None	Rare Plant Rank - 1B.2	30 150	65 S:7	0	4	0	0	2	1	4	3	5	2	0
<i>Atriplex cordulata</i> var. <i>cordulata</i> heartscale	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	150 150	66 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Atriplex depressa</i> brittlescale	G2 S2	None None	Rare Plant Rank - 1B.2	50 50	60 S:2	0	1	0	0	0	1	1	1	2	0	0
<i>Centromadia parryi</i> ssp. <i>parryi</i> pappose tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	60 60	39 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Chloropyron molle</i> ssp. <i>hispidum</i> hispid salty bird's-beak	G2T1 S1	None None	Rare Plant Rank - 1B.1	30 30	35 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Delphinium recurvatum</i> recurved larkspur	G2? S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden		119 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Downingia pusilla</i> dwarf downingia	GU S2	None None	Rare Plant Rank - 2B.2	40 95	132 S:3	0	1	1	0	0	1	2	1	3	0	0
<i>Extriplex joaquinana</i> San Joaquin spearscale	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		127 S:2	0	0	0	0	1	1	2	0	1	1	0
<i>Fritillaria pluriflora</i> adobe-lily	G2G3 S2S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	180 180	114 S:1	0	0	0	0	0	1	1	0	1	0	0



## Summary Table Report

### California Department of Fish and Wildlife California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Isocoma arguta</i> Carquinez goldenbush	G1 S1	None None	Rare Plant Rank - 1B.1		14 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lasthenia conjugens</i> Contra Costa goldfields	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	45 100	36 S:7	0	3	0	0	2	2	2	5	5	2	0
<i>Lasthenia glabrata ssp. coulteri</i> Coulter's goldfields	G4T2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	35 35	111 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Legenere limosa</i> legenere	G2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley	70 70	83 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Navarretia leucocephala ssp. bakeri</i> Baker's navarretia	G4T2 S2	None None	Rare Plant Rank - 1B.1	100 175	64 S:8	0	1	0	0	2	5	6	2	6	2	0
<i>Orcuttia inaequalis</i> San Joaquin Valley Orcutt grass	G1 S1	Threatened Endangered	Rare Plant Rank - 1B.1	40 40	47 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Plagiobothrys hystriculus</i> bearded popcornflower	G2 S2	None None	Rare Plant Rank - 1B.1	35 115	15 S:3	1	1	0	0	0	1	0	3	3	0	0
<i>Puccinellia simplex</i> California alkali grass	G3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	30 30	80 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Sidalcea keckii</i> Keck's checkerbloom	G2 S2	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	110 115	50 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Symphotrichum lentum</i> Suisun Marsh aster	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture		175 S:1	0	0	0	0	0	1	1	0	1	0	0



## Summary Table Report

### California Department of Fish and Wildlife California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Trifolium amoenum</i> two-fork clover	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture		26 S:4	0	0	0	0	0	4	4	0	4	0	0
<i>Trifolium hydrophilum</i> saline clover	G2 S2	None None	Rare Plant Rank - 1B.2	45 64	56 S:2	0	1	0	0	0	1	0	2	2	0	0





# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad> IS </span>(Elmira (3812138)> OR </span>Allendale (3812148))  
> AND </span>(Federal Listing Status> IS </span>(Endangered> OR </span>Threatened)> OR </span>State Listing Status> IS </span>(Endangered> OR </span>Threatened> OR </span>Rare))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Agelaius tricolor</i> tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	42 80	955 S:3	0	0	1	0	0	2	0	3	3	0	0
<i>Ambystoma californiense pop. 1</i> California tiger salamander - central California DPS	G2G3 S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	30 140	1261 S:16	4	4	2	1	0	5	0	16	16	0	0
<i>Branchinecta conservatio</i> Conservancy fairy shrimp	G2 S2	Endangered None	IUCN_EN-Endangered	34 45	53 S:4	2	0	0	0	0	2	0	4	4	0	0
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	G3 S3	Threatened None	IUCN_VU-Vulnerable	40 130	795 S:13	0	6	2	1	0	4	3	10	13	0	0
<i>Buteo swainsoni</i> Swainson's hawk	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	50 120	2541 S:66	9	23	17	2	3	12	13	53	63	1	2
<i>Elaphrus viridis</i> Delta green ground beetle	G1 S1	Threatened None	IUCN_CR-Critically Endangered	30 47	7 S:3	0	1	0	0	0	2	0	3	3	0	0
<i>Lasthenia conjugens</i> Contra Costa goldfields	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	45 100	36 S:7	0	3	0	0	2	2	2	5	5	2	0
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	G4 S3S4	Endangered None	IUCN_EN-Endangered	30 130	329 S:10	3	1	1	1	0	4	1	9	10	0	0
<i>Orcuttia inaequalis</i> San Joaquin Valley Orcutt grass	G1 S1	Threatened Endangered	Rare Plant Rank - 1B.1	40 40	47 S:1	1	0	0	0	0	0	0	1	1	0	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Rana boylei</i> foothill yellow-legged frog	G3 S3	None Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive		2476 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Sidalcea keckii</i> Keck's checkerbloom	G2 S2	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	110 115	50 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Trifolium amoenum</i> two-fork clover	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture		26 S:4	0	0	0	0	0	4	4	0	4	0	0

# **ATTACHMENT C**

## **SITE PHOTOS**













# **ATTACHMENT D**

**NICK PAPPANI BIOLOGY RESUME**



**NICK PAPPANI**  
**Vice President**

**EDUCATION**

B.S., Wildlife Biology, cum laude  
California State University, Humboldt

**AFFILIATIONS**

The Wildlife Society, Western Section  
Urban Land Institute

Mr. Pappani has been part of Raney Planning & Management's team since 2002. As current Vice President, Mr. Pappani is part of the management core of Raney, working directly with Senior Vice President Cindy Gnos and President Tim Raney to provide hands-on planning and CEQA services to a variety of clients.

**VICE PRESIDENT**

*Raney Planning & Management, Inc. (September 2002 – Present)*

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Mr. Pappani focuses on client interaction and business marketing, given his network of satisfied clients within the industry. Mr. Pappani also manages the preparation of CEQA documents and regularly attends meetings with lead agency staff to identify and problem-solve environmental issues so that the EIR process can be streamlined and simplified to the greatest extent feasible. In addition, Mr. Pappani works with Division Manager Rod Stinson, in the day-to-day coordination of the Raney team and its efforts. Since his arrival at Raney, Mr. Pappani has been involved in the writing and managing of numerous environmental documents and has served as the project manager for over 200 CEQA and NEPA projects. In addition to his project management experience, Mr. Pappani has provided contract planning services for various jurisdictions during his time at Raney, including serving as an extension of lead agency staff in reviewing development and use permit applications, preparing staff reports and conditions of approval, and presenting before boards, commissions, councilmembers, and the general public.

Having been trained in ornithology (study of birds) at Humboldt State University, Mr. Pappani is also proficient in both the visual and vocal identification of northwestern birds. Mr. Pappani has conducted numerous bird surveys for both public and private sector clients in a variety of habitats. As demonstrated below, prior to his time at Raney, Mr. Pappani was employed by public and private entities for the specific purpose of conducting breeding bird surveys.

**WILDLIFE TECHNICIAN**

*Grand Canyon National Park, AZ (May to August 1999 and 2000)*

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Mr. Pappani utilized his field research skills obtained at Humboldt State University to collect pertinent wildlife data for the Park Service. In addition to conducting numerous field studies for special-status bird species and keeping detailed records of all collected data, Mr. Pappani was appointed as crew leader in the absence of the acting crew leader, which involved appointing tasks to other staff and managing their workload.

**FIELD TECHNICIAN**

*LBJ Enterprises, Eureka, CA (May to August 1998)*

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Mr. Pappani conducted research for an environmental consulting firm located in Eureka, CA. Mr. Pappani's primary duties included conducting detailed plant and animal surveys throughout Six Rivers National Forest. The animal surveys focused on detecting the presence/absence of the Federally Threatened Marbled Murrelet within Six Rivers National Forest.

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APPENDIX D

FARMLAND CONVERSION IMPACT  
RATING AD-1006 FORM

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View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Search

Suitabilities and Limitations Ratings

Open All | Close All

Building Site Development

Construction Materials

Disaster Recovery Planning

Land Classifications

California Revised Storie Index (CA)

Conservation Tree and Shrub Group

Ecological Classification ID

Ecological Classification Name

Farmland Classification

View Description | View Rating

View Options

Map

Table

Description of Rating

Rating Options

Detailed Description

Advanced Options

View Description | View Rating

Hydric Rating by Map Unit

Irrigated Capability Class

Irrigated Capability Subclass

National Commodity Crop Productivity Index

NH Forest Soil Group

Nonirrigated Capability Class

Nonirrigated Capability Subclass

NRCS Ecological Site ID

NRCS Ecological Site Name

Order of Soil Survey

Soil Moisture Class

Soil Moisture Subclass

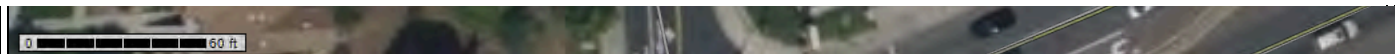
Soil Taxonomy Classification

Map - Farmland Classification

Scale (not to scale)



Soil Taxonomy Great Group
Soil Taxonomy Order
Soil Taxonomy Particle Size or Substitute Class
Soil Taxonomy Subgroup
Soil Taxonomy Suborder
Soil Temperature Regime
Land Management
Military Operations
Recreational Development
Sanitary Facilities
Soil Health
Subaqueous Soils
Vegetative Productivity
Waste Management
Water Management
Wildlife Management



**Warning: Soil Ratings Map may not be valid at this scale.**

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil survey design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show detail at a more detailed scale.

**Tables — Farmland Classification — Summary By Map Unit**

**Summary by Map Unit — Solano County, California (CA095)**

Summary by Map Unit — Solano County, California (CA095)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Brentwood clay loam, 0 to 2 percent slopes	Prime farmland if irrigated	1.1	96.4%
RoA	Rincon clay loam, 0 to 2 percent slope	Prime farmland if irrigated	0.0	3.6%
<b>Totals for Area of Interest</b>			<b>1.2</b>	<b>100.0%</b>

**Description — Farmland Classification**

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

**Rating Options — Farmland Classification**

**Aggregation Method:** No Aggregation Necessary

**Tie-break Rule:** Lower

## FARMLAND CONVERSION IMPACT RATING

<b>PART I</b> (To be completed by Federal Agency)		Date Of Land Evaluation Request				
Name of Project <b>Harmony Village Project</b>		Federal Agency Involved				
Proposed Land Use <b>General Commercial</b>		County and State <b>Solano County, CA</b>				
<b>PART II</b> (To be completed by NRCS)		Date Request Received By NRCS <b>March 4, 2024</b>		Person Completing Form: <b>Philip Smith</b>		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Acres Irrigated	Average Farm Size	
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres:            %	Amount of Farmland As Defined in FPPA Acres:            %				
Name of Land Evaluation System Used	Name of State or Local Site Assessment System <b>Census urban area = not prime farmland</b>	Date Land Evaluation Returned by NRCS <b>PHILIP SMITH</b> <small>Digitally signed by PHILIP SMITH Date: 2024.03.13 13:16:54 -07'00'</small>				
<b>PART III</b> (To be completed by Federal Agency)		<b>Alternative Site Rating</b>				
		Site A	Site B	Site C	Site D	
A. Total Acres To Be Converted Directly		1.07				
B. Total Acres To Be Converted Indirectly						
C. Total Acres In Site		1.07				
<b>PART IV</b> (To be completed by NRCS) Land Evaluation Information						
A. Total Acres Prime And Unique Farmland						
B. Total Acres Statewide Important or Local Important Farmland						
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted						
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value						
<b>PART V</b> (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)						
<b>PART VI</b> (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)		<b>Maximum Points</b>	Site A	Site B	Site C	Site D
1. Area In Non-urban Use		(15)				
2. Perimeter In Non-urban Use		(10)				
3. Percent Of Site Being Farmed		(20)				
4. Protection Provided By State and Local Government		(20)				
5. Distance From Urban Built-up Area		(15)				
6. Distance To Urban Support Services		(15)				
7. Size Of Present Farm Unit Compared To Average		(10)				
8. Creation Of Non-farmable Farmland		(10)				
9. Availability Of Farm Support Services		(5)				
10. On-Farm Investments		(20)				
11. Effects Of Conversion On Farm Support Services		(10)				
12. Compatibility With Existing Agricultural Use		(10)				
<b>TOTAL SITE ASSESSMENT POINTS</b>		160	0	0	0	0
<b>PART VII</b> (To be completed by Federal Agency)						
Relative Value Of Farmland (From Part V)		100	0	0	0	0
Total Site Assessment (From Part VI above or local site assessment)		160	0	0	0	0
<b>TOTAL POINTS (Total of above 2 lines)</b>		260	0	0	0	0
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>				
Reason For Selection:						
Name of Federal agency representative completing this form:					Date:	

(See Instructions on reverse side)

## STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fppa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at [http://offices.usda.gov/scripts/ndISAPI.dll/oip\\_public/USA\\_map](http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map), or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

## INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

*(For Federal Agency)*

**Part I:** When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

**Part III:** When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

**Part VI:** Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

**Part VII:** In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

**From:** [Smith, Philip - FPAC-NRCS, CA](#)  
**To:** [Joe Baucum](#); [Knight, Teri - FPAC-NRCS, CA](#); [Rod Stinson](#)  
**Subject:** RE: [External Email]Solano County contact for AD-1006 form completion  
**Date:** Wednesday, March 13, 2024 2:05:23 PM  
**Attachments:** [image003.png](#)  
[Harmony Village AD-1006 Form \(003\).pdf](#)

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Hi Mr. Baucum. This property is within a Census Urban area and therefore not subject to the Farmland Policy Protection Act. I have indicated "No" for Prime Unique, Statewide, or Local Important Farmland, and digitally signed Part II on the attached form. Please reach out to me if you have any questions.

Thanks,

Philip Smith, CPSS  
Area Resource Soil Scientist  
USDA-Natural Resources Conservation Service  
744 La Guardia St., Bldg. A, Salinas, CA 93905-3354  
(831) 975-7766 (direct at office)  
(559) 367-4048 (work cell)  
[philip.smith@usda.gov](mailto:philip.smith@usda.gov)



**USDA Natural Resources Conservation Service**

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**From:** Joe Baucum <[jbaucum@raneymanagement.com](mailto:jbaucum@raneymanagement.com)>  
**Sent:** Monday, March 4, 2024 4:25 PM  
**To:** Smith, Philip - FPAC-NRCS, CA <[philip.smith@usda.gov](mailto:philip.smith@usda.gov)>; Curry, Allen - FPAC-NRCS, CA <[allen.curry@usda.gov](mailto:allen.curry@usda.gov)>; Knight, Teri - FPAC-NRCS, CA <[teri.knight@usda.gov](mailto:teri.knight@usda.gov)>; Rod Stinson <[rods@raneymanagement.com](mailto:rods@raneymanagement.com)>  
**Subject:** RE: [External Email]Solano County contact for AD-1006 form completion

Hi Phil,

Thanks for your help on this. We are currently preparing a NEPA Environmental Assessment for the Harmony Village Project in Vacaville, CA, which is seeking HUD funds.

According to the USDA NRCS Web Soil Survey, the project site is "Prime farmland if irrigated." We are requesting confirmation through completion of the AD-1006 form that no alternative sites are needed and the project can move forward as planned.

Attached are the AD-1006 form, a shapefile, and a project site boundaries map for the proposed project.



If you have any questions, please let us know. Thanks.

Joe

**Joseph Baucum**

Senior Associate

phone. (916) 372-6100

1501 Sports Drive, Suite A Sacramento, CA 95834

fax. (916) 419-6108

[www.raneymanagement.com](http://www.raneymanagement.com)



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**APPENDIX E**

**SECTION 106 CONSULTATION MATERIALS**

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# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

February 26, 2024

Julianne Polanco  
State Historic Preservation Officer  
California Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Subject: Harmony Village Project, Vacaville, California**

Dear Ms. Polanco,

The U.S. Department of Housing and Urban Development (HUD) is providing federal funding for the Harmony Village Project (proposed project), located in the City of Vacaville, thereby making the project subject to environmental review under the National Environmental Policy Act (NEPA). The City of Vacaville is the Responsible Entity and HUD is the NEPA Lead Agency for the proposed project. The City of Vacaville, as the Responsible Entity, is preparing an Environmental Assessment (EA) for the proposed project. It should be noted that as part of the Section 106 formal notification letters sent to applicable Native American tribes on October 4, 2023, the proposed project was referred to as the "Scoggins Court Project."

The approximately 1.07-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and a recreational vehicle (RV) park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of 10 single-family residential units. Specifically, the proposed project would include a 10-lot residential subdivision, comprised of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes four bedrooms, three bathrooms, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning a maximum of 80 percent of the area median income (AMI) of Solano County. Lot sizes would range from 2,713 sf to 3,813 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces would be provided on-site. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by the new 34-foot-wide, two-lane public street (Harmony Way). Ground-disturbing



activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle.

According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

As part of preventing potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring, the proposed project would be subject to standard State requirements, pursuant to Health and Safety Code Section 7050.5(c) and Public Resources Code Section 5097.98, in the event that any cultural resources are encountered on the project site. Furthermore, the EA will include measures to address the potential for impacts to unknown subsurface archaeological and tribal cultural resources, should any such resources be encountered during ground-disturbing activities associated with the proposed project.

Pursuant to Section 106 of the National Historic Preservation Act, the City distributed requests for consultation to the applicable Native American tribes identified by the NAHC on October 4, 2023. A response was received by the City from The Confederated Villages of Lisjan Nation on October 25, 2023, but the tribe ultimately decided against consultation. In addition, the Yocha Dehe Wintun Nation requested consultation after the 30-day period on November 21, 2023. The City of Vacaville consulted with the tribe, who requested inclusion of a preconstruction awareness training. Such training has been incorporated as part of the mitigation measures within the EA. The City closed concluded consultation with the Yocha Dehe Wintun Nation on February 14, 2024.



Based on the search results and the mitigation measures included within the EA, the City has determined that the undertaking would result in **No Historic Properties Affected**.

I look forward to receiving your response. If you have any questions regarding the project, please feel free to contact me by phone at (707) 449-5688 or via email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com). Thank you for your time and attention to this matter.

Sincerely,

*Emily Cantu*

[Emily Cantu \(Feb 26, 2024 12:35 PST\)](#)

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

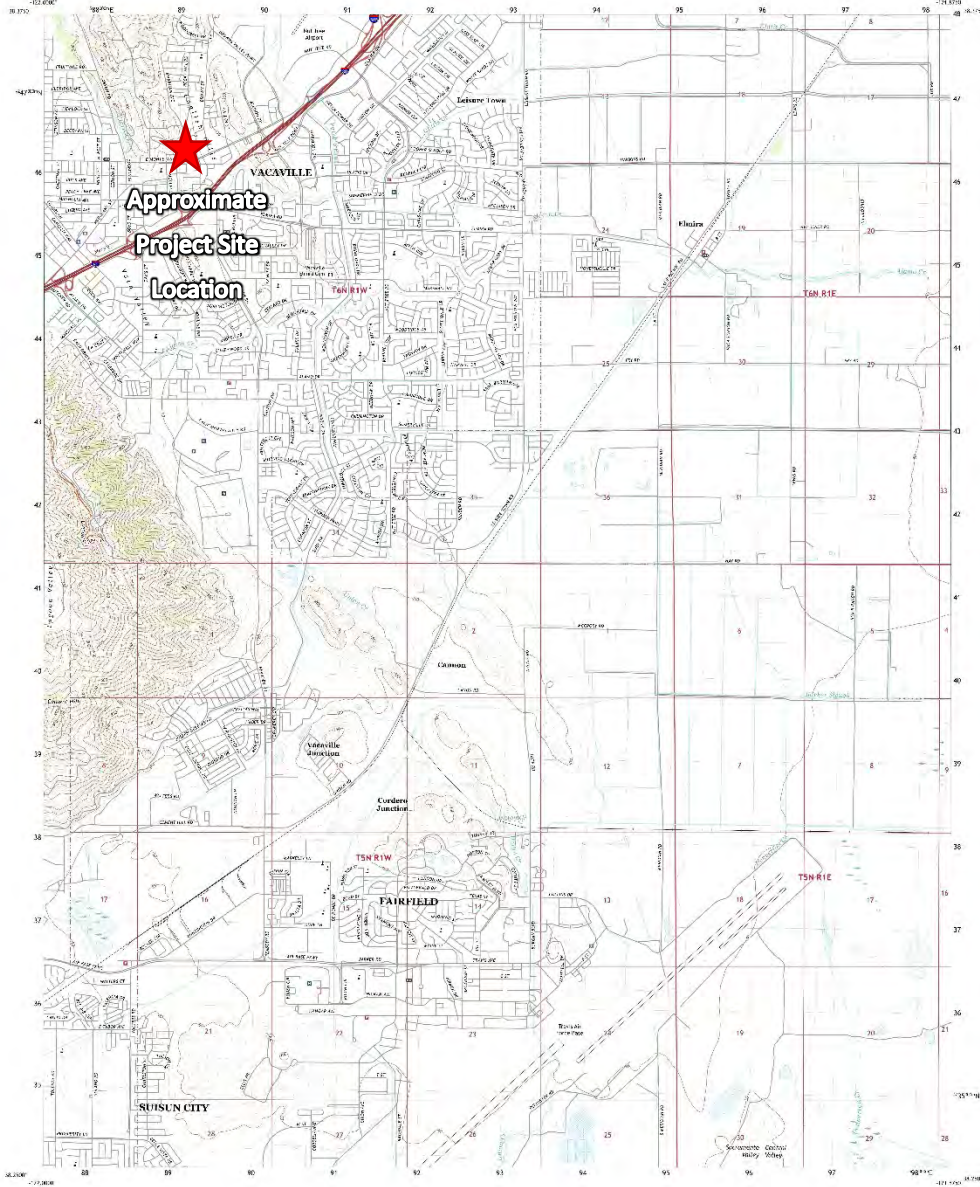
# Attachment 1 Topographic Project Location Map



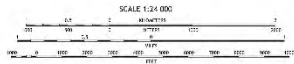
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



ELMIRA QUADRANGLE  
CALIFORNIA - SOLANO COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
Topographic Map of 7.5-MINUTE SERIES  
7.5-MINUTE SERIES  
Produced by the United States Geological Survey  
7.5-MINUTE SERIES  
Produced by the United States Geological Survey  
7.5-MINUTE SERIES



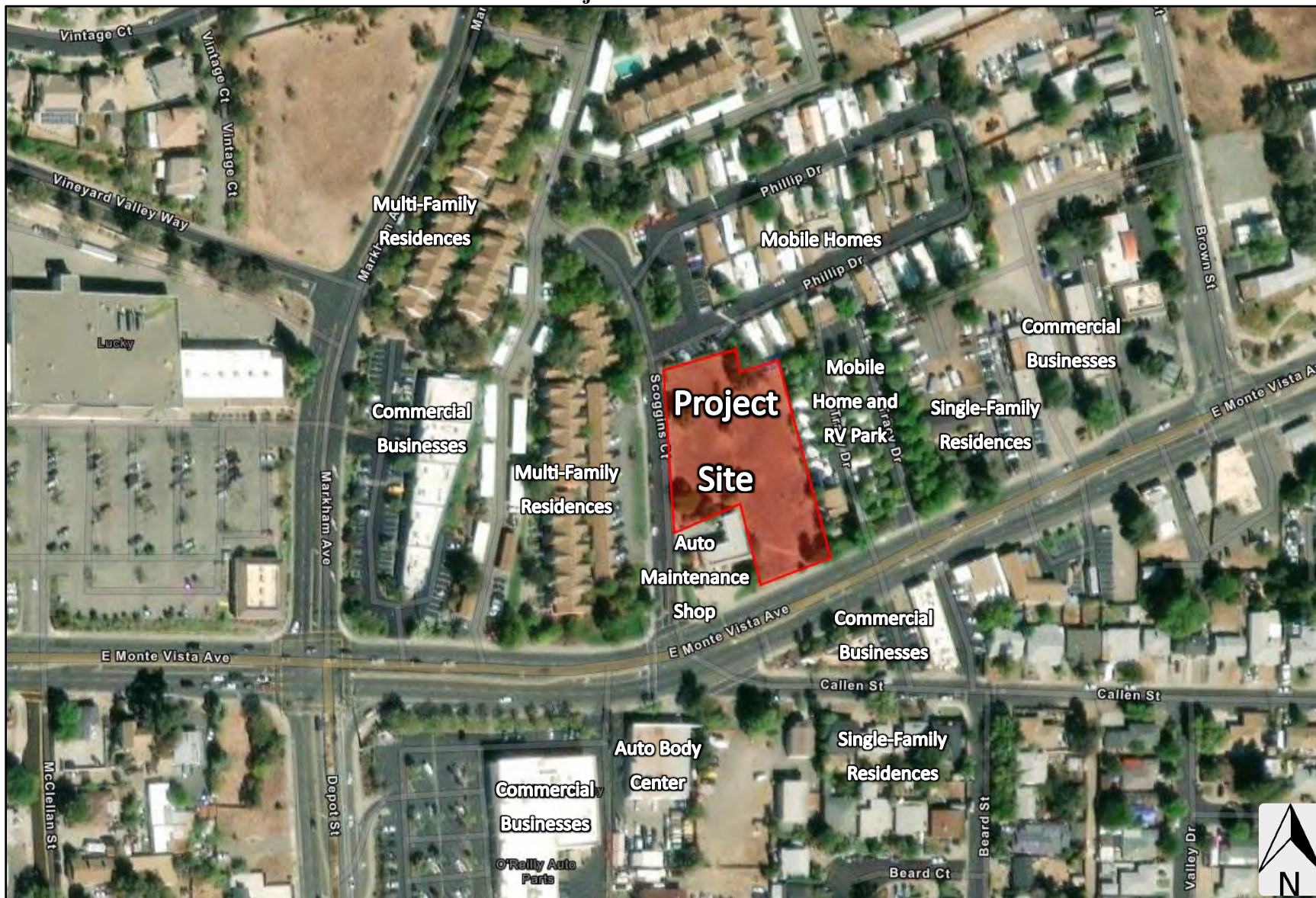
1	2	3
4	5	6
7	8	9

HIGH CLASSIFIED	
Highway	Light Contour
Interlocking Block	Level Road
Water	Light Contour
Structure	Light Contour
Structure	Light Contour
Structure	Light Contour

ELMIRA, CA  
2022



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**





## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

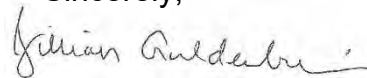
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**



CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

# Native American Heritage Commission

## Native American Contacts List

October 22, 2021

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Clifford Mota, Tribal Preservation Liaison  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
cmota@colusa-nsn.gov  
(530) 458-8231

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Monica Arellano, Vice Chairwoman  
20885 Redwood Road, Suite 232 Ohlone / Costanoan  
Castro Valley CA 94546  
marellano@muwekma.org  
(408) 205-9714

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Daniel Gomez, Chairman  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
dgomez@colusa-nsn.gov  
(530) 458-8231  
(530) 458-4186

Nashville Enterprise Miwok-Maidu-Nishinam Tribe  
Cosme A. Valdez, Chairperson  
P.O. Box 580986 Miwok  
Elk Grove CA 95758-001  
valdezcome@comcast.net  
(916) 429-8047 Voice/Fax  
(916) 396-1173 Cell

Chicken Ranch Rancheria of Me-Wuk Indians  
Lloyd Mathiesen, Chairperson  
P.O. Box 1159 Miwok - Me-wuk  
Jamestown CA 95327  
lmathiesen@crtribal.com  
(209) 984-9066  
(209) 984-9269

The Confederated Villages of Lisjan  
Corrina Gould, Chairperson  
10926 Edes Avenue Ohlone/Costanoan  
Oakland CA 94603  
cvtltribe@gmail.com  
(510) 575-8408

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians  
Charlie Wright, Chairperson  
P.O. Box 1630 Wintun / Patwin  
Williams CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

Yocha Dehe Wintun Nation  
Anthony Roberts, Chairperson  
P.O. Box 18 Wintun (Patwin)  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400

Guidiville Indian Rancheria  
Donald Duncan, Chairperson  
P.O. Box 339 Pomo  
Talmage CA 95481  
admin@guidiville.net  
(707) 462-3682  
(707) 462-9183 Fax

Yocha Dehe Wintun Nation  
Laverne Bill, Director of Cultural Resources  
P.O. Box 18  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400

Silvia Burley, Chairperson  
California Valley Miwok Tribe, California  
1487 Avenida Central  
La Grange, CA 95329



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Silvia Burley, Chairperson  
California Valley Miwok Tribe, California  
1487 Avenida Central  
La Grange, CA 95329

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Silvia Burley,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

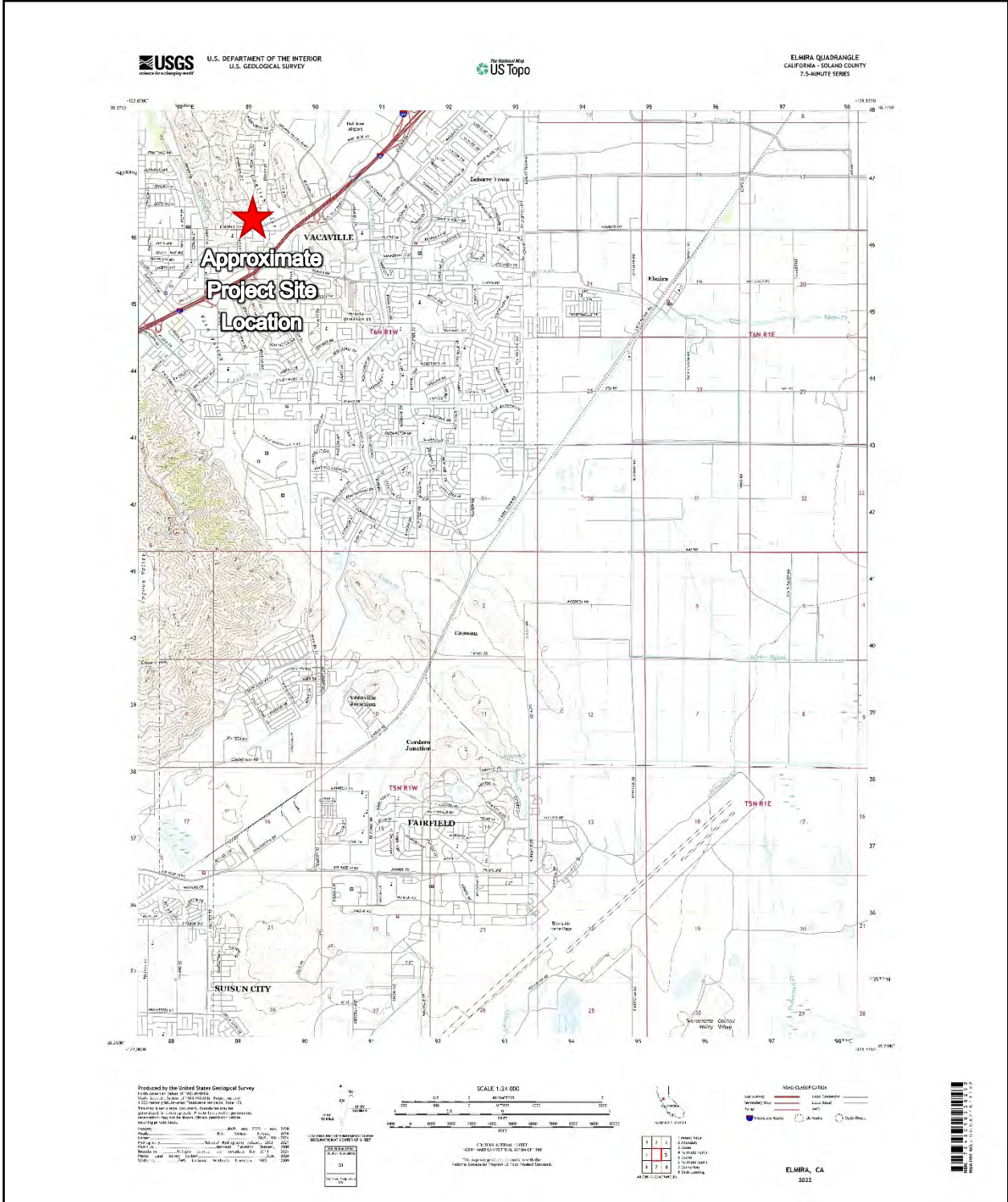
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

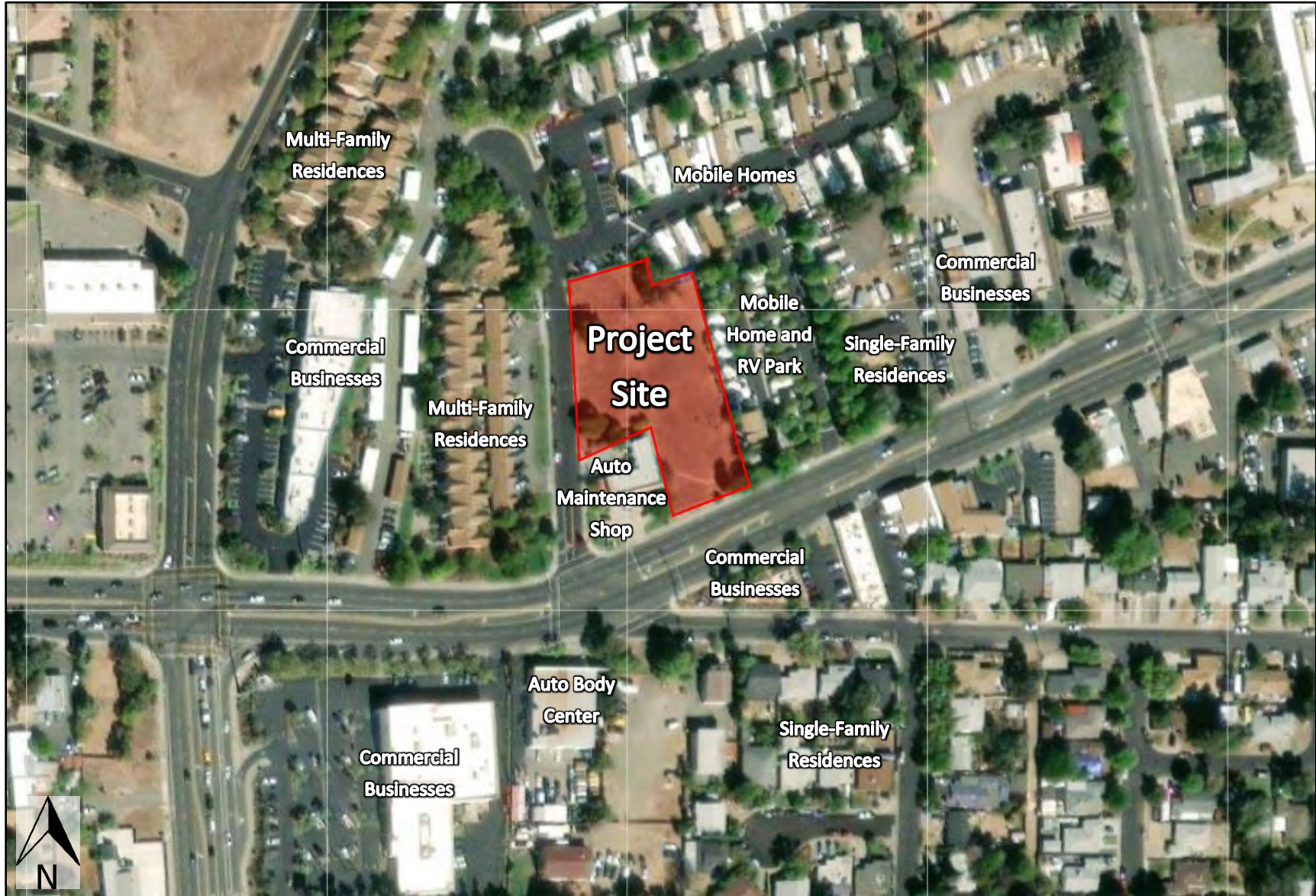
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 1 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**





**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 20%;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 40%;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

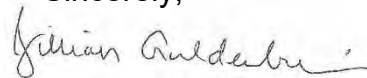
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.



**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Clifford Mota, Tribal Preservation Liaison  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
cmota@colusa-nsn.gov  
(530) 458-8231

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Monica Arellano, Vice Chairwoman  
20885 Redwood Road, Suite 232 Ohlone / Costanoan  
Castro Valley CA 94546  
marellano@muwekma.org  
(408) 205-9714

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Daniel Gomez, Chairman  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
dgomez@colusa-nsn.gov  
(530) 458-8231  
(530) 458-4186

Nashville Enterprise Miwok-Maidu-Nishinam Tribe  
Cosme A. Valdez, Chairperson  
P.O. Box 580986 Miwok  
Elk Grove CA 95758-001  
valdezcome@comcast.net  
(916) 429-8047 Voice/Fax  
(916) 396-1173 Cell

Chicken Ranch Rancheria of Me-Wuk Indians  
Lloyd Mathiesen, Chairperson  
P.O. Box 1159 Miwok - Me-wuk  
Jamestown CA 95327  
lmathiesen@crtribal.com  
(209) 984-9066  
(209) 984-9269

The Confederated Villages of Lisjan  
Corrina Gould, Chairperson  
10926 Edes Avenue Ohlone/Costanoan  
Oakland CA 94603  
cvltribe@gmail.com  
(510) 575-8408

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians  
Charlie Wright, Chairperson  
P.O. Box 1630 Wintun / Patwin  
Williams CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

Yocha Dehe Wintun Nation  
Anthony Roberts, Chairperson  
P.O. Box 18 Wintun (Patwin)  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400

Guidiville Indian Rancheria  
Donald Duncan, Chairperson  
P.O. Box 339 Pomo  
Talmage CA 95481  
admin@guidiville.net  
(707) 462-3682  
(707) 462-9183 Fax

Yocha Dehe Wintun Nation  
Laverne Bill, Director of Cultural Resources  
P.O. Box 18  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Clifford Mota, Tribal Preservation Liaison  
Cahil DeHe Band of Wintun Indians of the Colusa Indian Community  
3730 Highway 45  
Colusa, CA 95932

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Clifford Mota,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

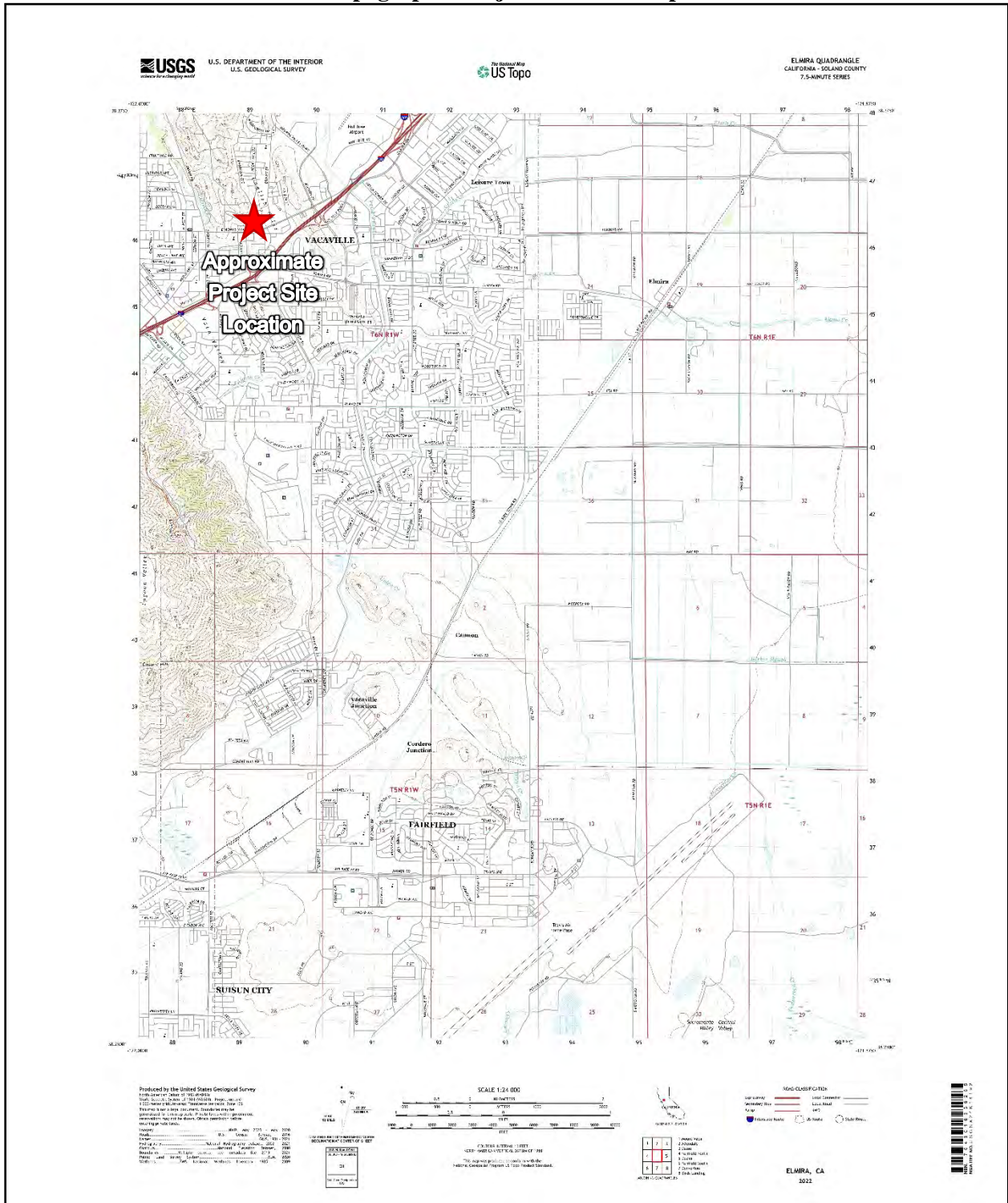
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

**Attachments:**

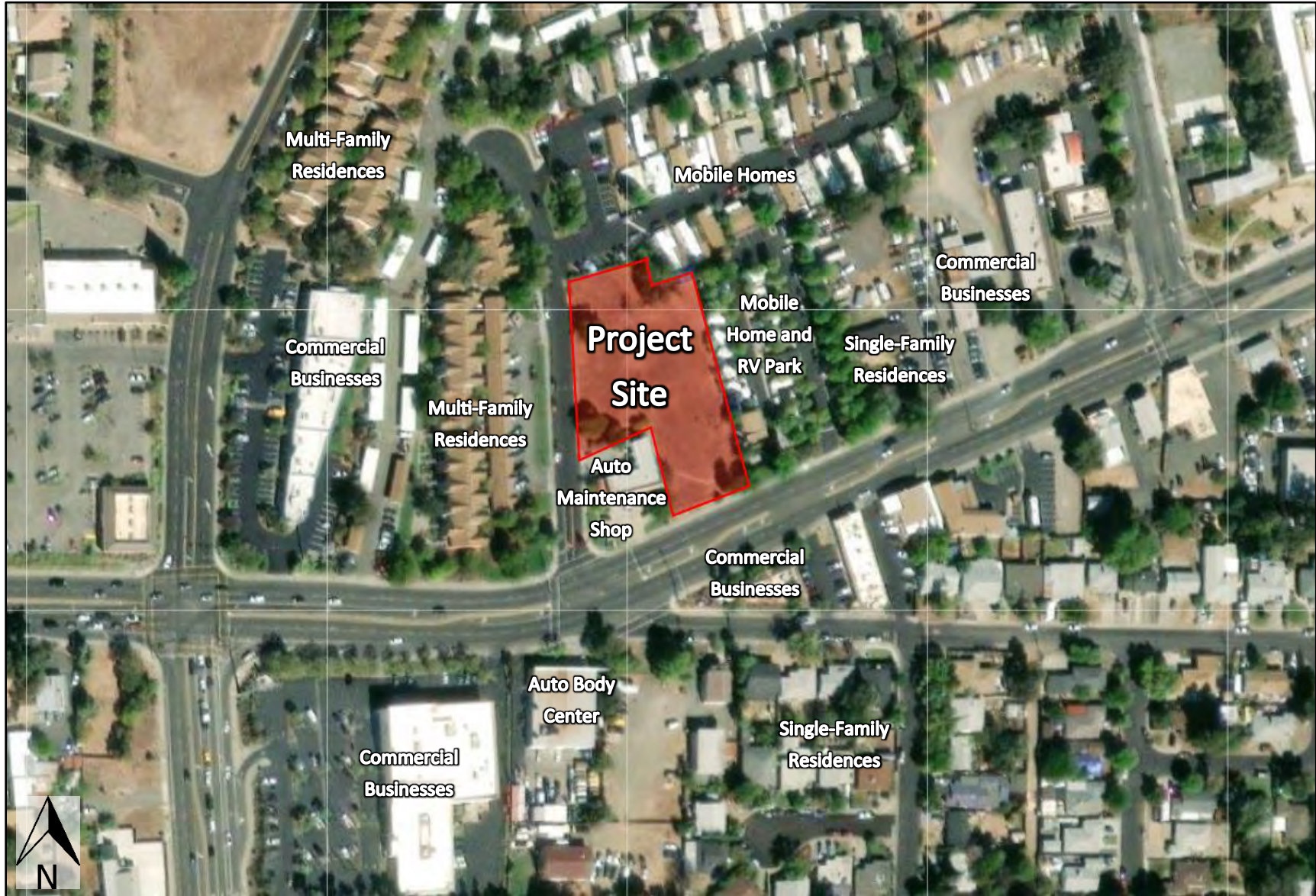
1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 3 Topographic Project Location Map





**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

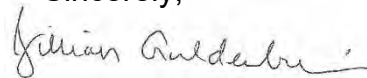
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher



## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,

Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Daniel Gomez, Chairman  
Cahil DeHe Band of Wintun Indians of the Colusa Indian Community  
3730 Highway 45  
Colusa, CA 95932

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Daniel Gomez,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

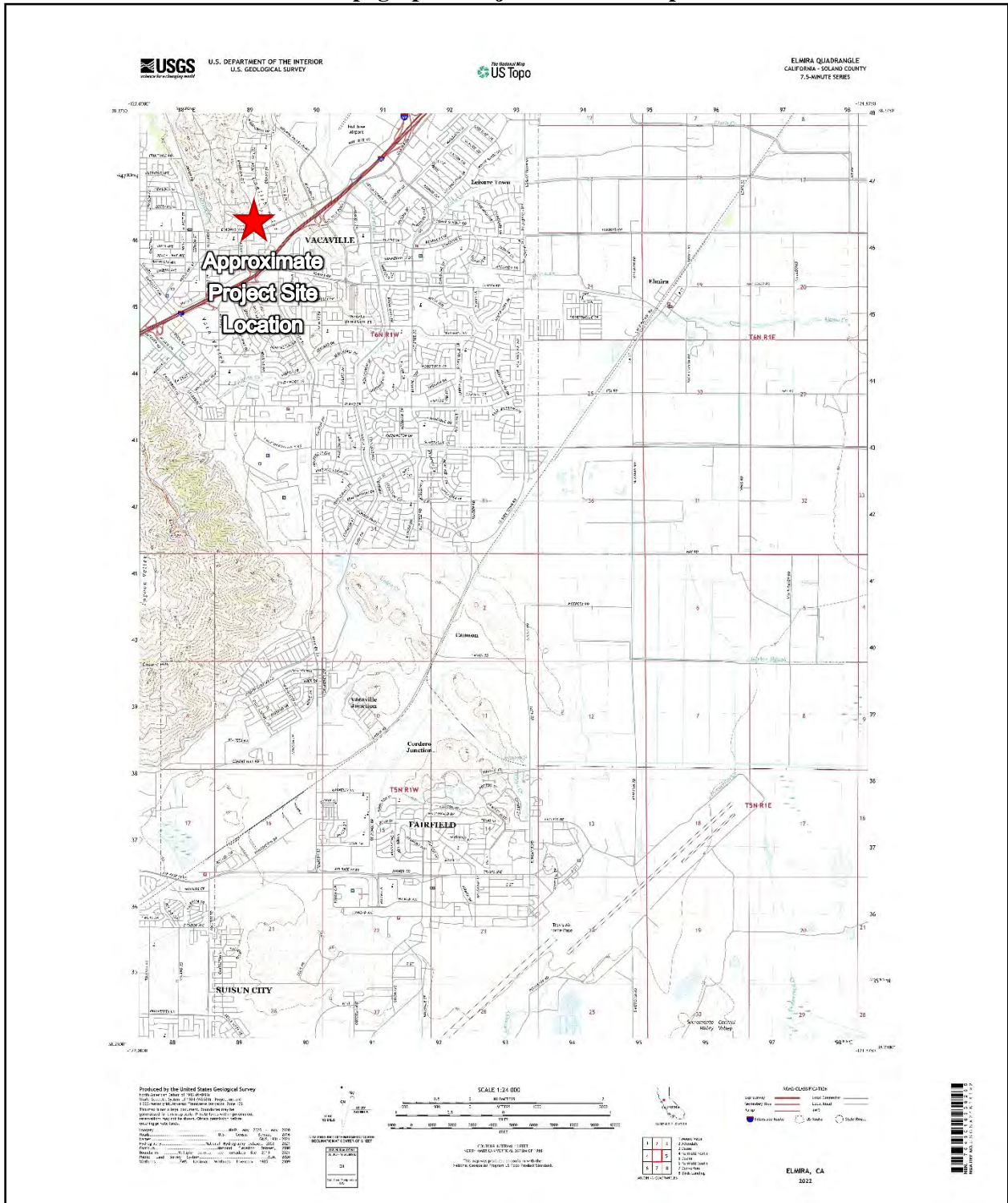
Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

**Attachments:**

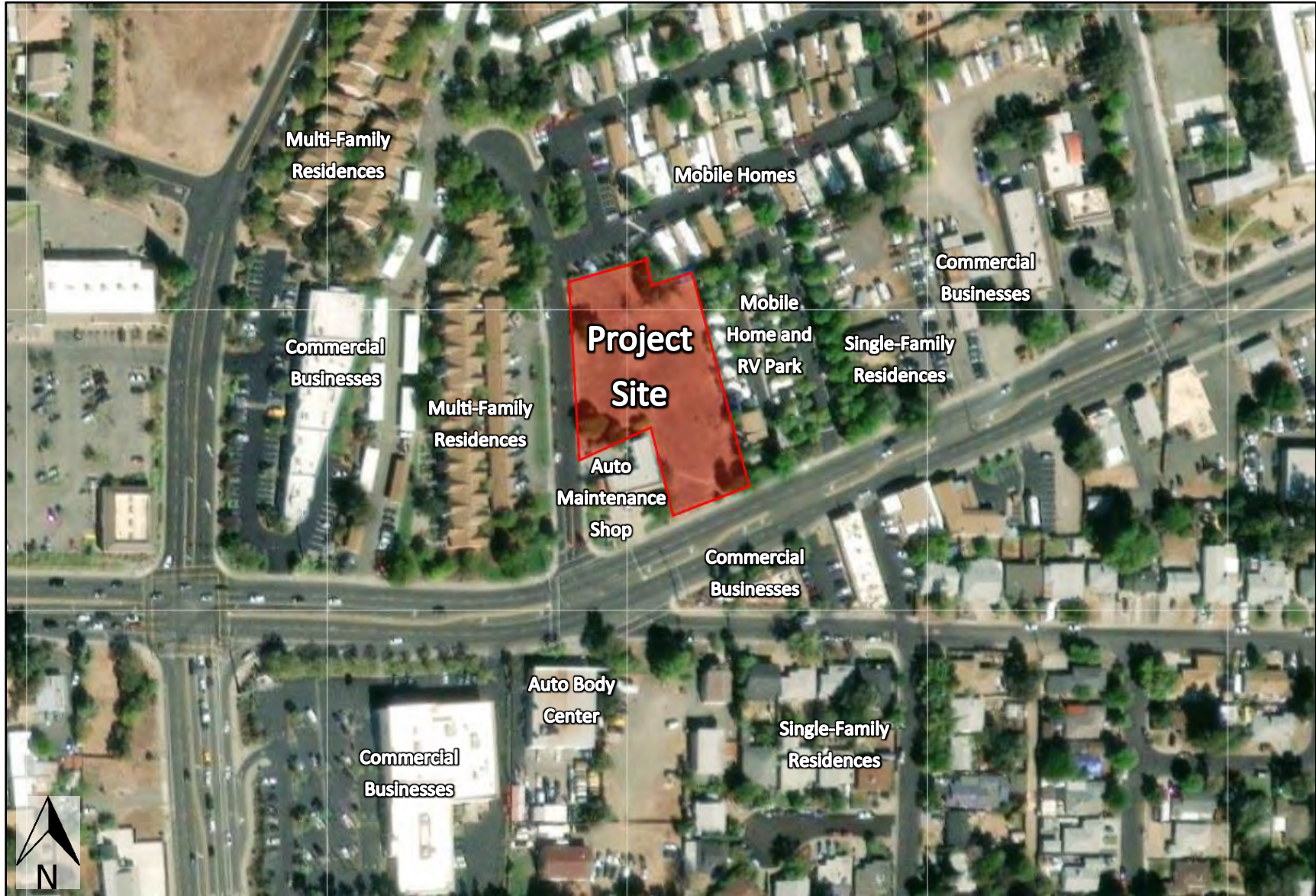
1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List



# Attachment 5 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

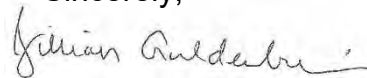
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.



The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Lloyd Mathiesen, Chairperson  
Chicken Ranch Rancheria of Me-Wuk Indians  
P.O. Box 1159  
Jamestown, CA 95327

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Lloyd Mathiesen,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.





Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

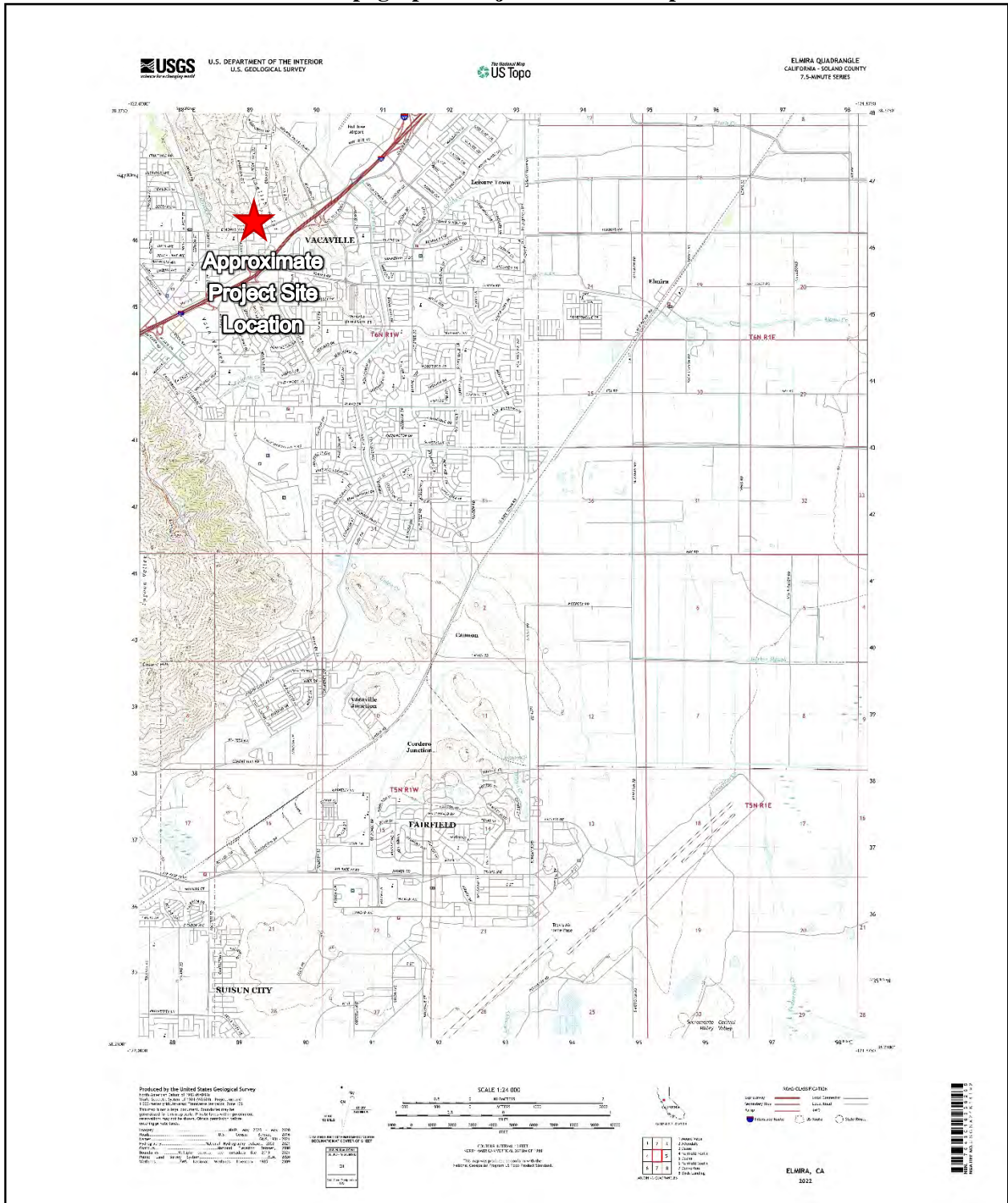
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

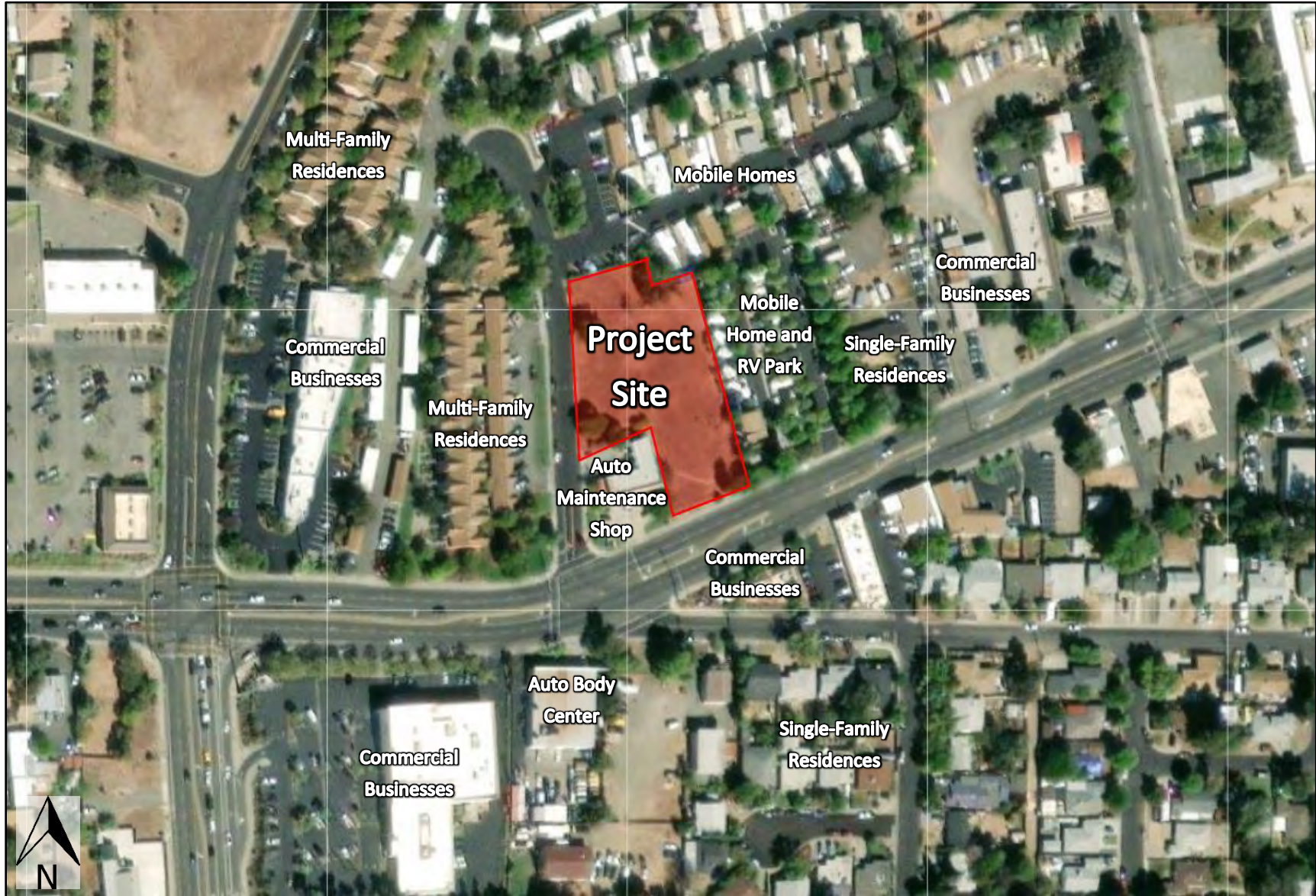
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 7 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:



Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

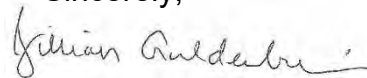
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Charlie Wright, Chairperson  
Cortina Rancheria – Kletsel Dehe Band of Wintun Indians  
P.O. Box 1630  
Williams, CA 95987

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Charlie Wright,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.





A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

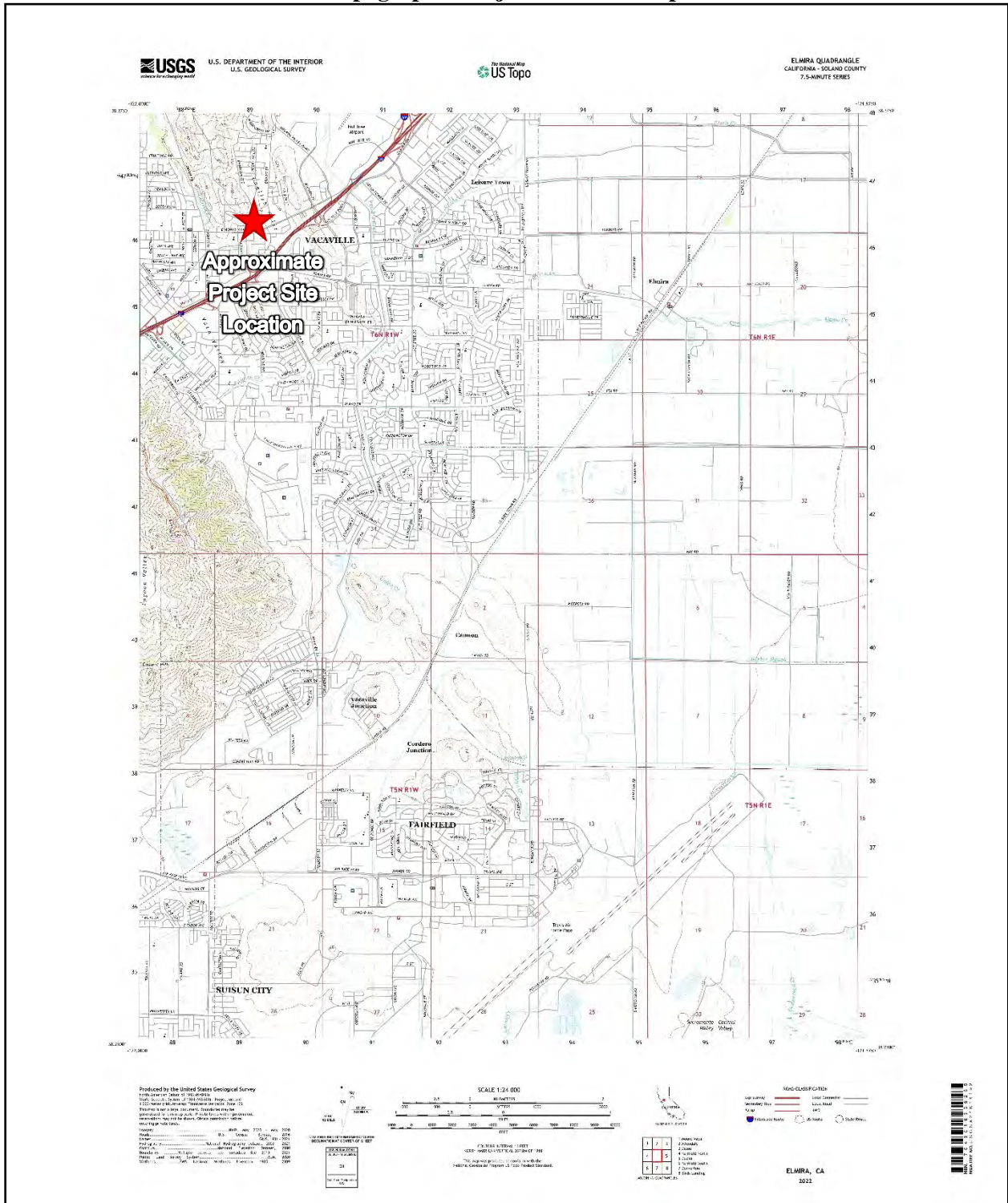
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

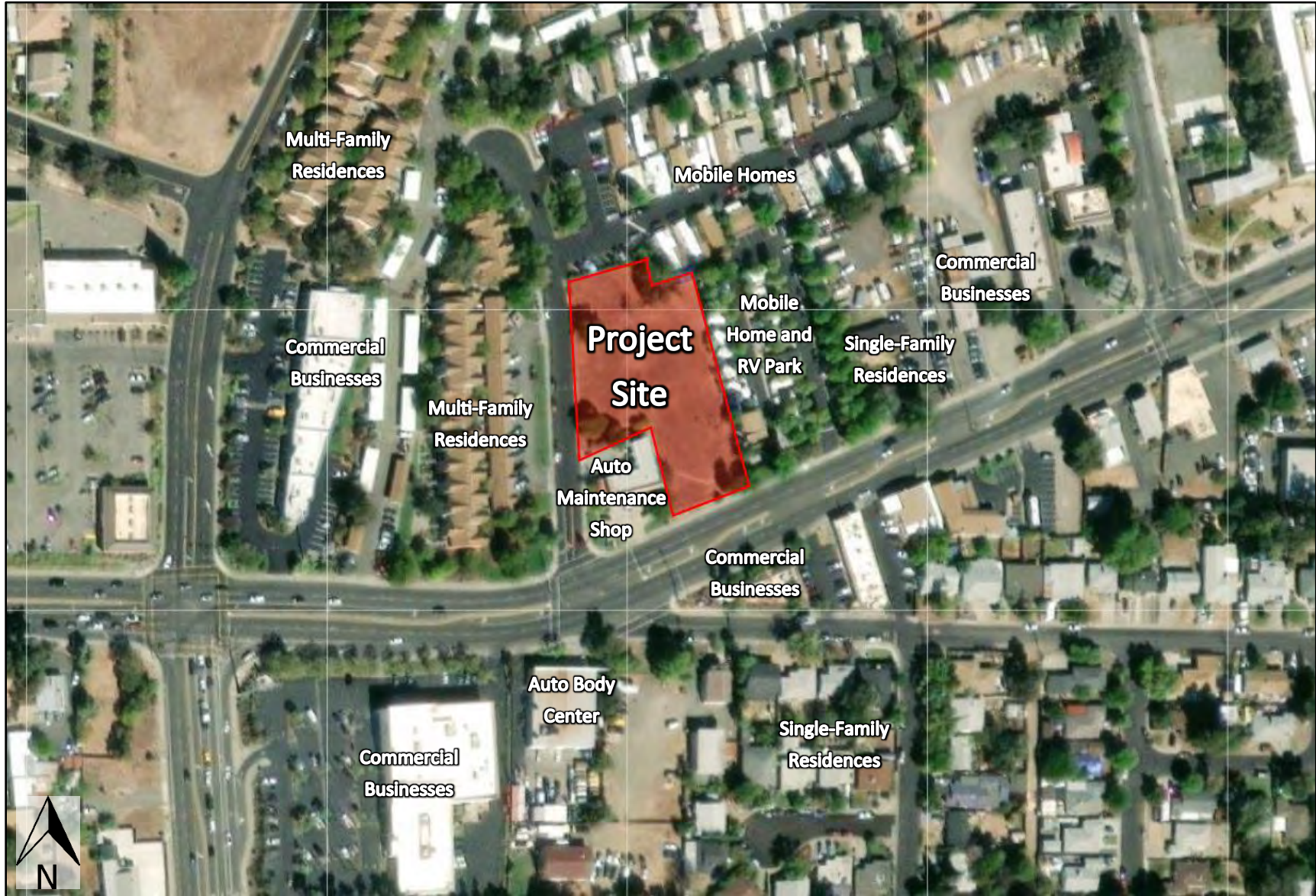
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 9 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins



Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

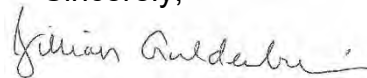
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,

Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	





# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Donald Duncan, Chairperson  
Guidiville Indian Rancheria  
P.O. Box 339  
Talmage, CA 95481

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Donald Duncan,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

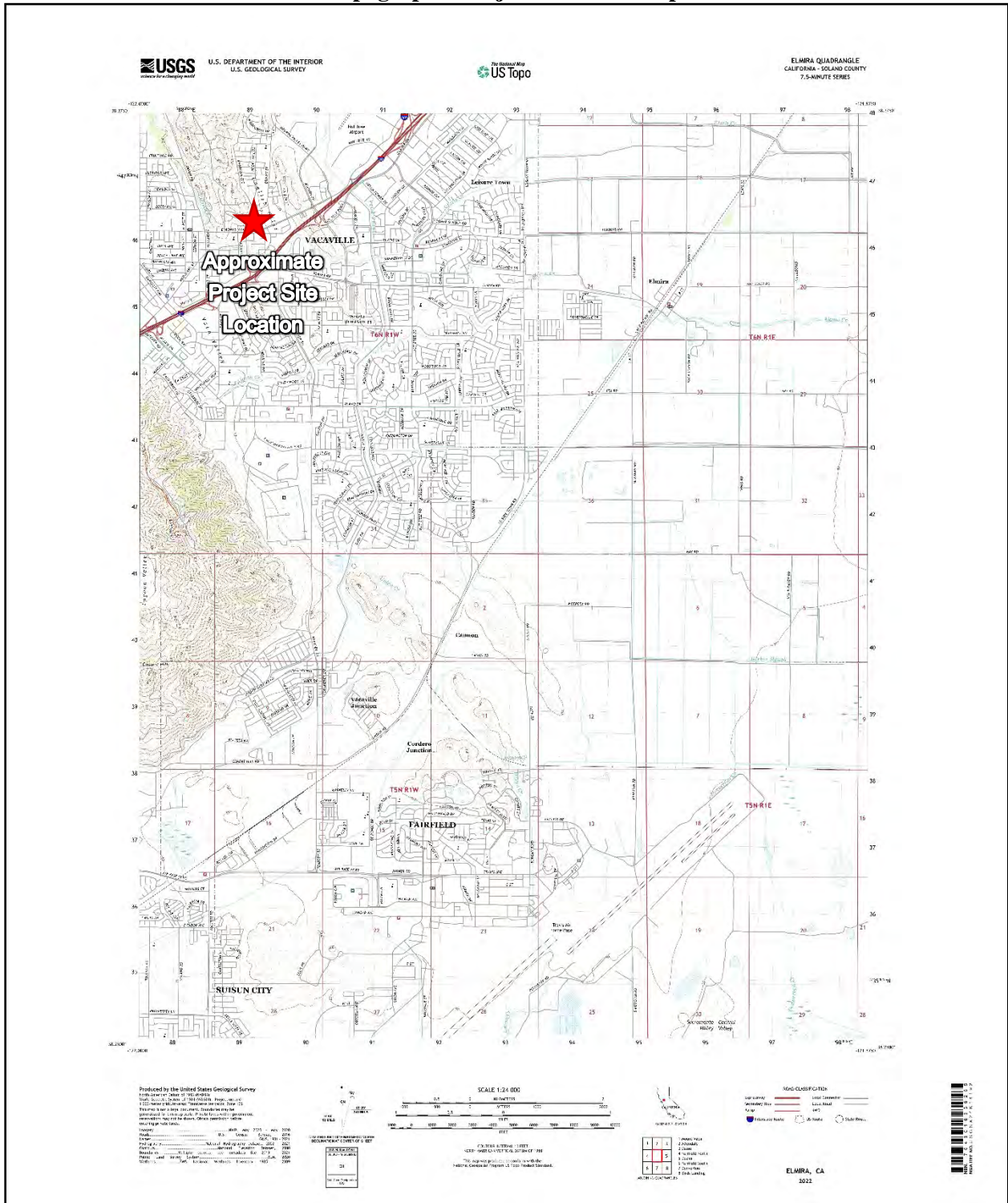
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Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

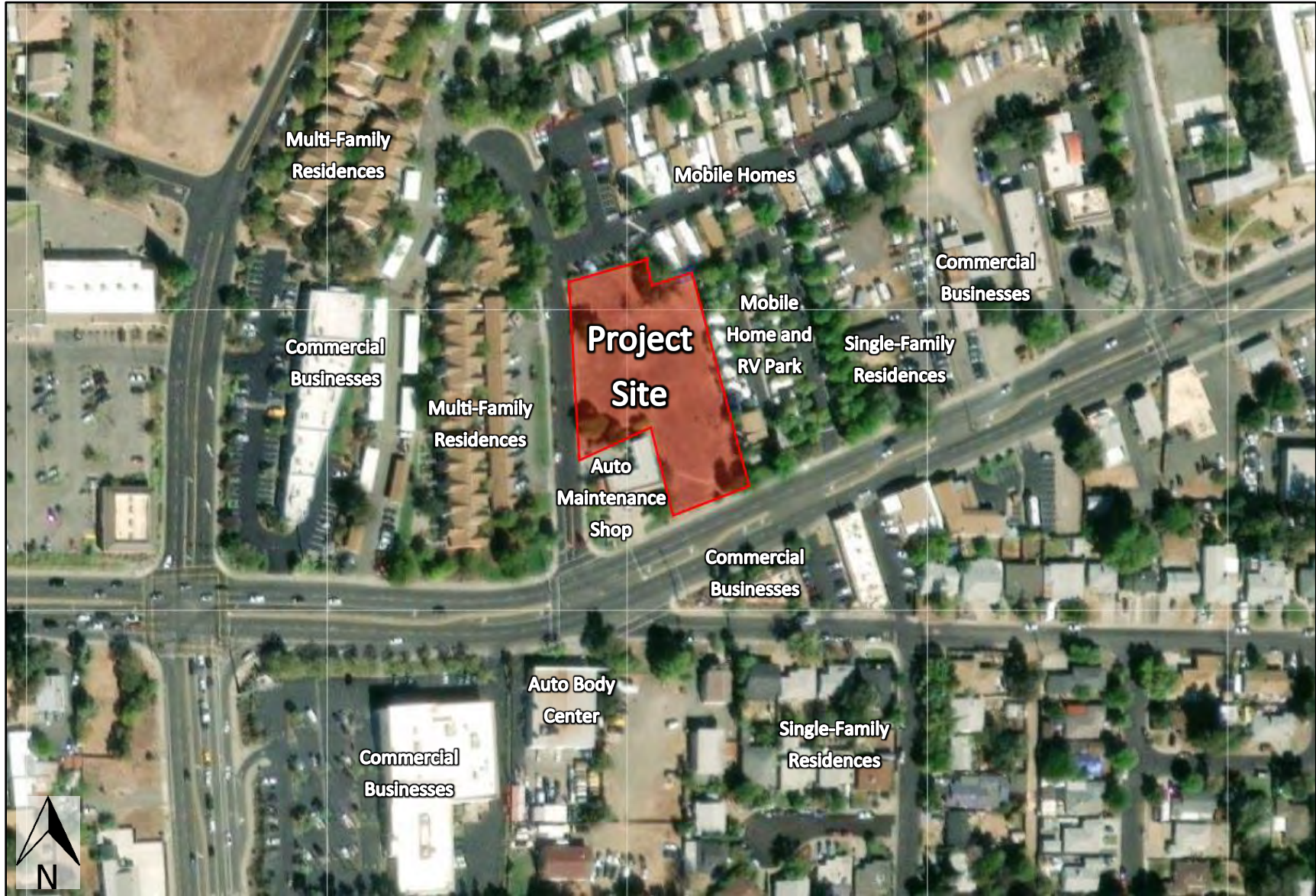
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 11 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered



parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

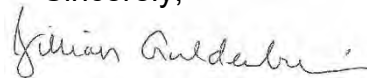
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,

Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**



**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Clifford Mota, Tribal Preservation Liaison  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
cmota@colusa-nsn.gov  
(530) 458-8231

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Monica Arellano, Vice Chairwoman  
20885 Redwood Road, Suite 232 Ohlone / Costanoan  
Castro Valley CA 94546  
marellano@muwekma.org  
(408) 205-9714

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Daniel Gomez, Chairman  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
dgomez@colusa-nsn.gov  
(530) 458-8231  
(530) 458-4186

Nashville Enterprise Miwok-Maidu-Nishinam Tribe  
Cosme A. Valdez, Chairperson  
P.O. Box 580986 Miwok  
Elk Grove CA 95758-001  
valdezcome@comcast.net  
(916) 429-8047 Voice/Fax  
(916) 396-1173 Cell

Chicken Ranch Rancheria of Me-Wuk Indians  
Lloyd Mathiesen, Chairperson  
P.O. Box 1159 Miwok - Me-wuk  
Jamestown CA 95327  
lmathiesen@crtribal.com  
(209) 984-9066  
(209) 984-9269

The Confederated Villages of Lisjan  
Corrina Gould, Chairperson  
10926 Edes Avenue Ohlone/Costanoan  
Oakland CA 94603  
cvltribe@gmail.com  
(510) 575-8408

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians  
Charlie Wright, Chairperson  
P.O. Box 1630 Wintun / Patwin  
Williams CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

Yocha Dehe Wintun Nation  
Anthony Roberts, Chairperson  
P.O. Box 18 Wintun (Patwin)  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400

Guidiville Indian Rancheria  
Donald Duncan, Chairperson  
P.O. Box 339 Pomo  
Talmage CA 95481  
admin@guidiville.net  
(707) 462-3682  
(707) 462-9183 Fax

Yocha Dehe Wintun Nation  
Laverne Bill, Director of Cultural Resources  
P.O. Box 18  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Monica Arellano, Vice Chairwoman  
Muwekma Ohlone Indian Tribe of the SF Bay Area  
20885 Redwood Road, Suite 232  
Castro Valley, CA 94546

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Monica Arellano,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

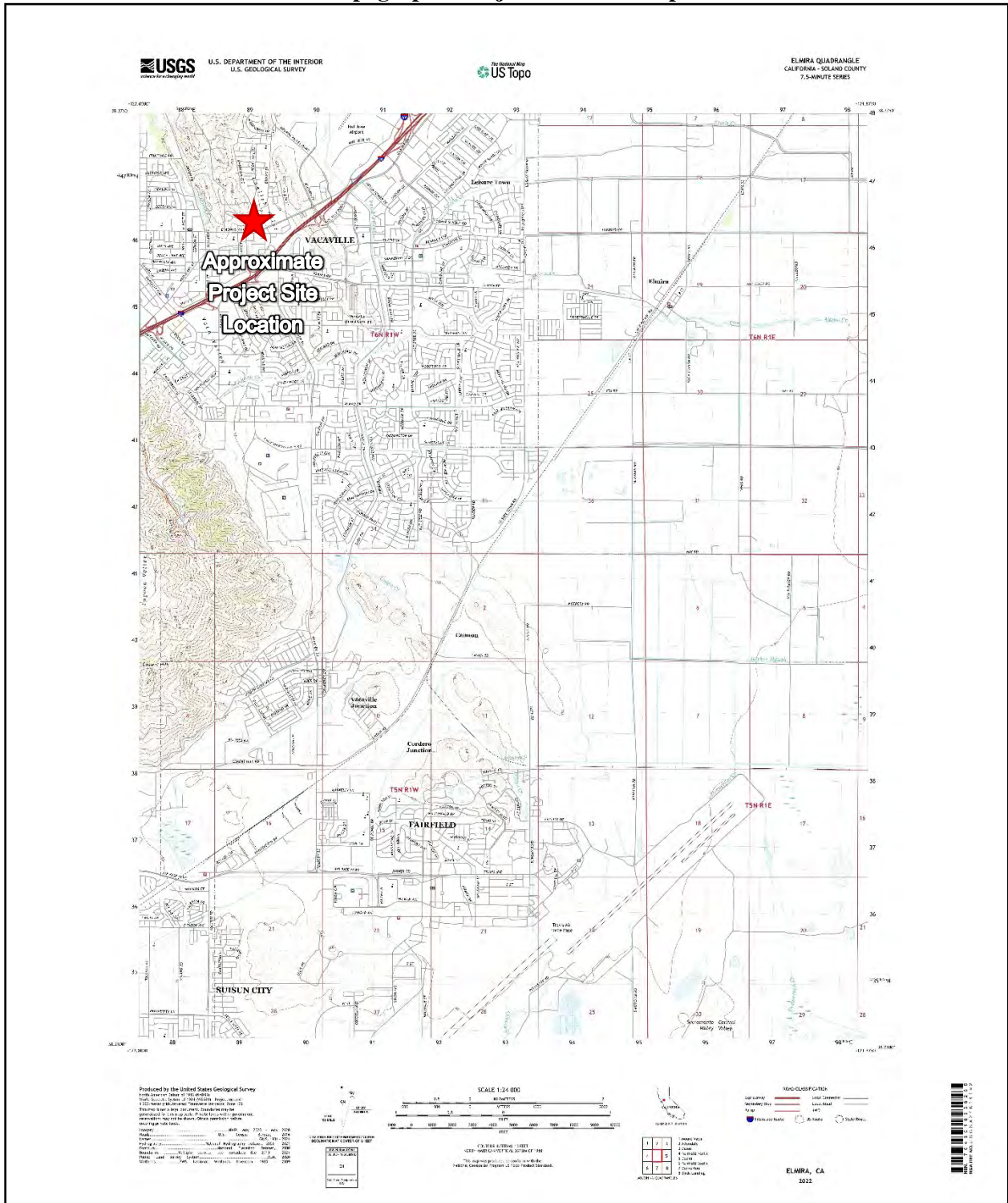
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Emily Cantu  
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Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

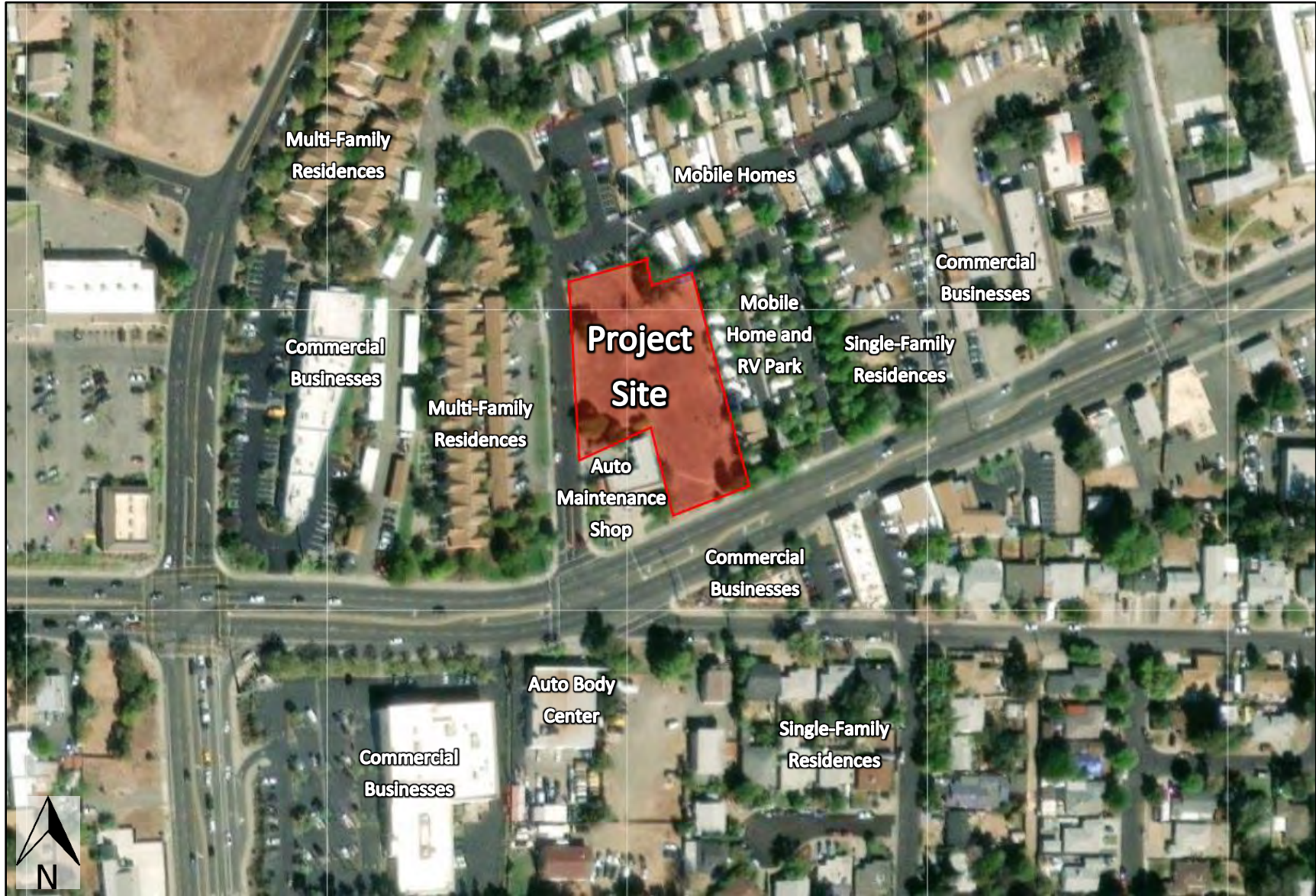
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 13 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>





September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

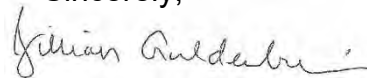
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment



**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Cosme A. Valdez, Chairperson  
Nashville Enterprise Miwok-Maidu-Nishinam Tribe  
P.O. Box 580986  
Elk Grove, CA 95758-001

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Cosme Valdez,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

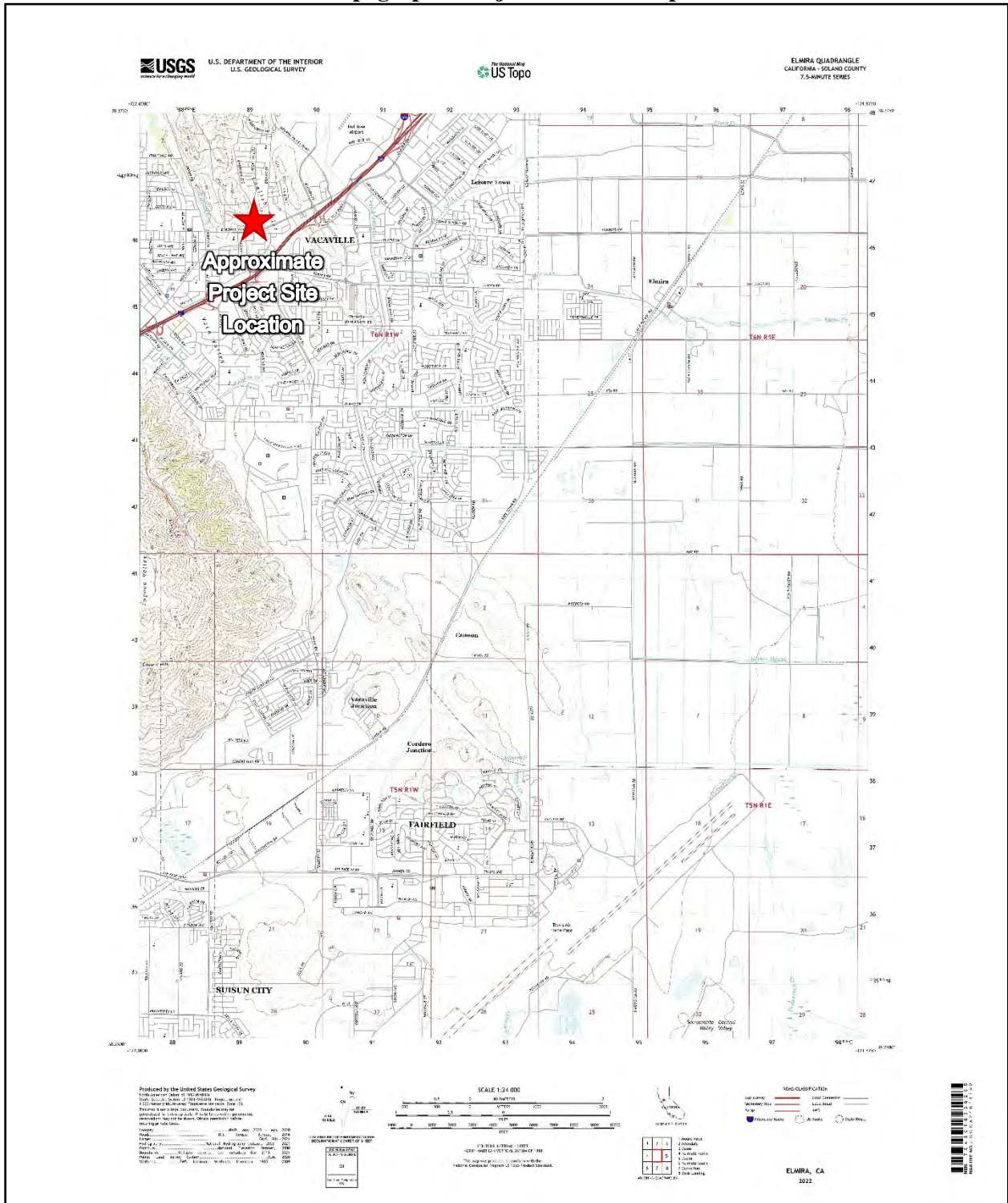
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

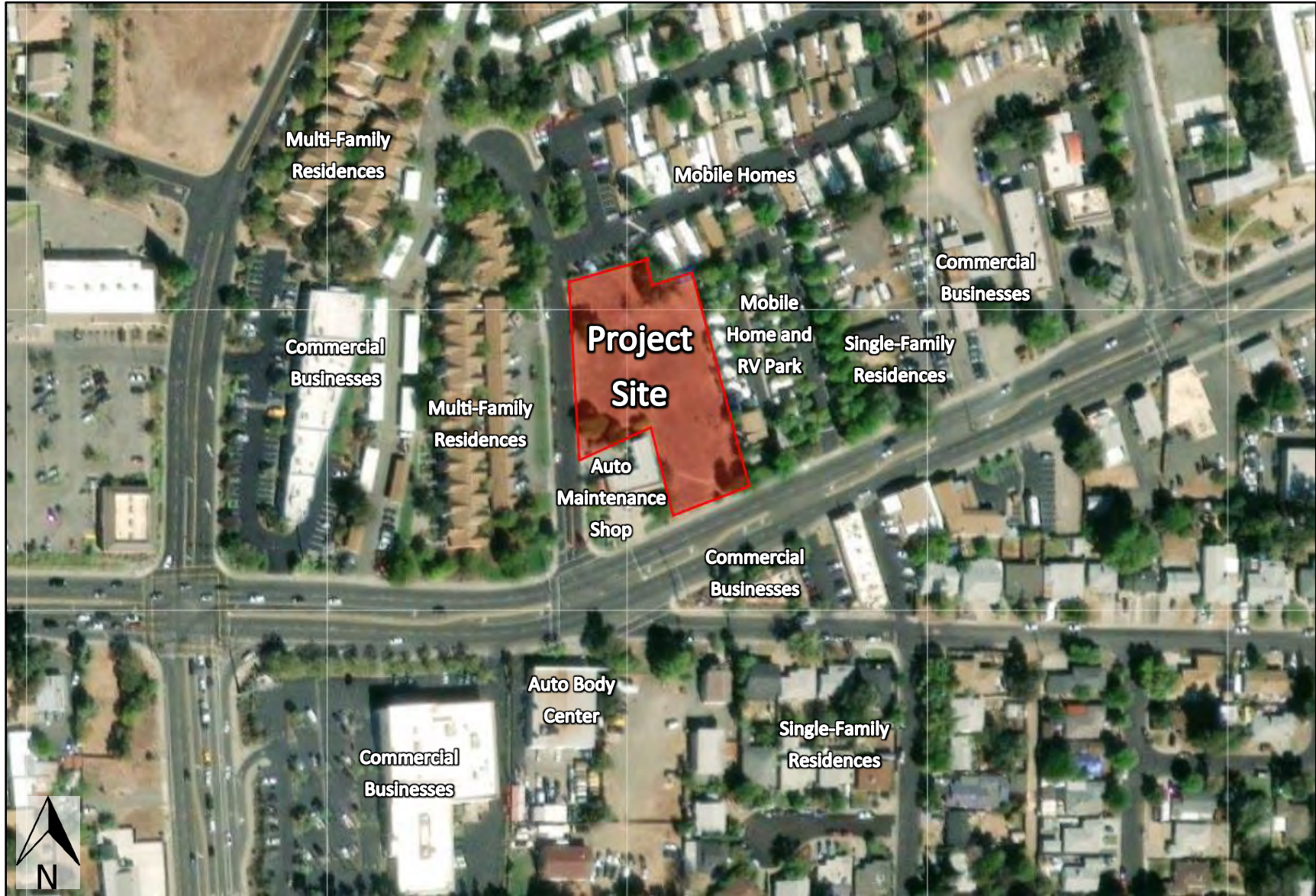
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 15 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**





## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

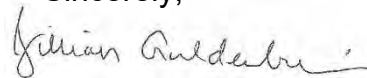
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**



CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Corrina Gould, Chairperson  
The Confederated Villages of Lisjan  
10926 Edes Avenue  
Oakland, CA 94603

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Corrina Gould,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

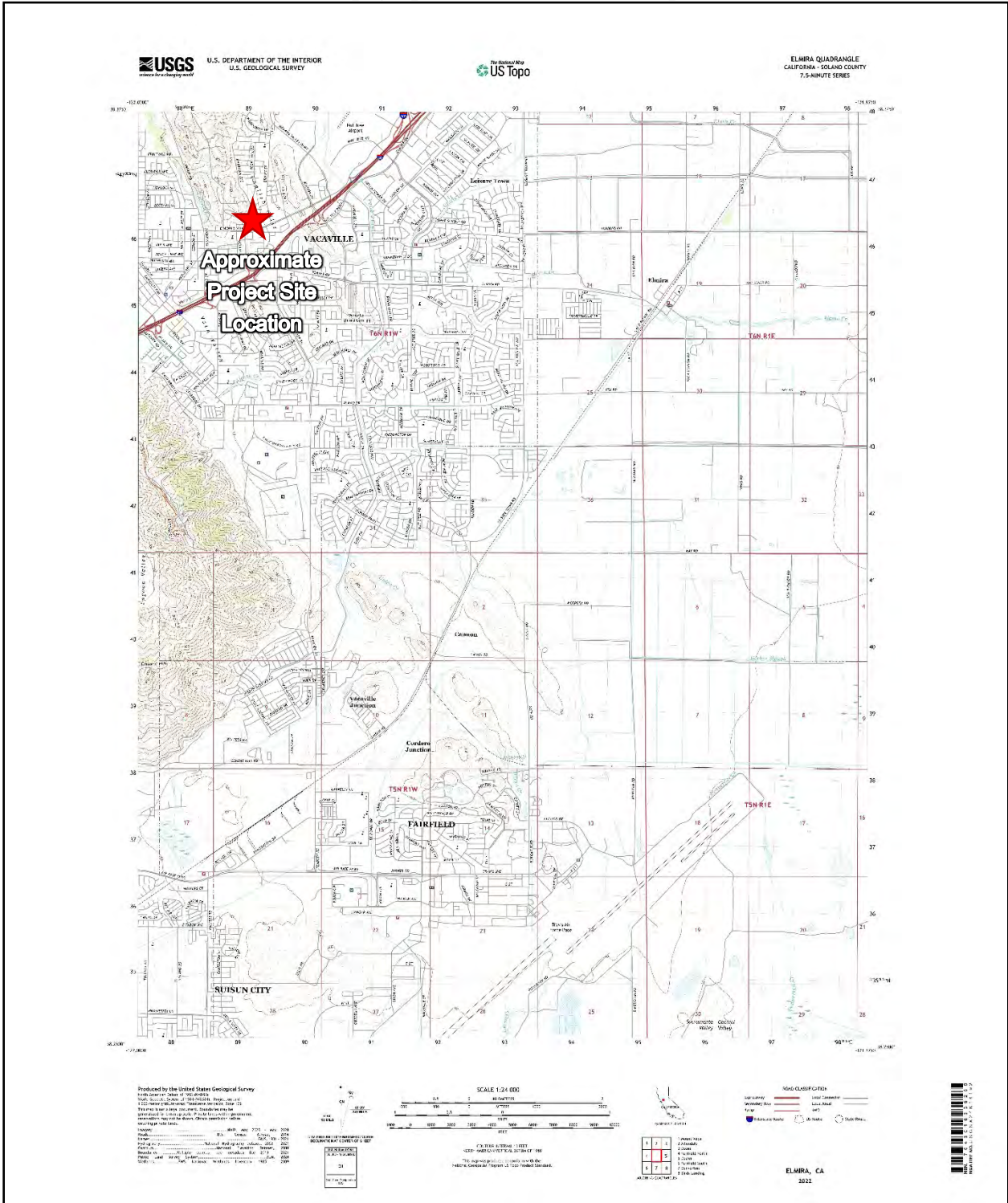
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

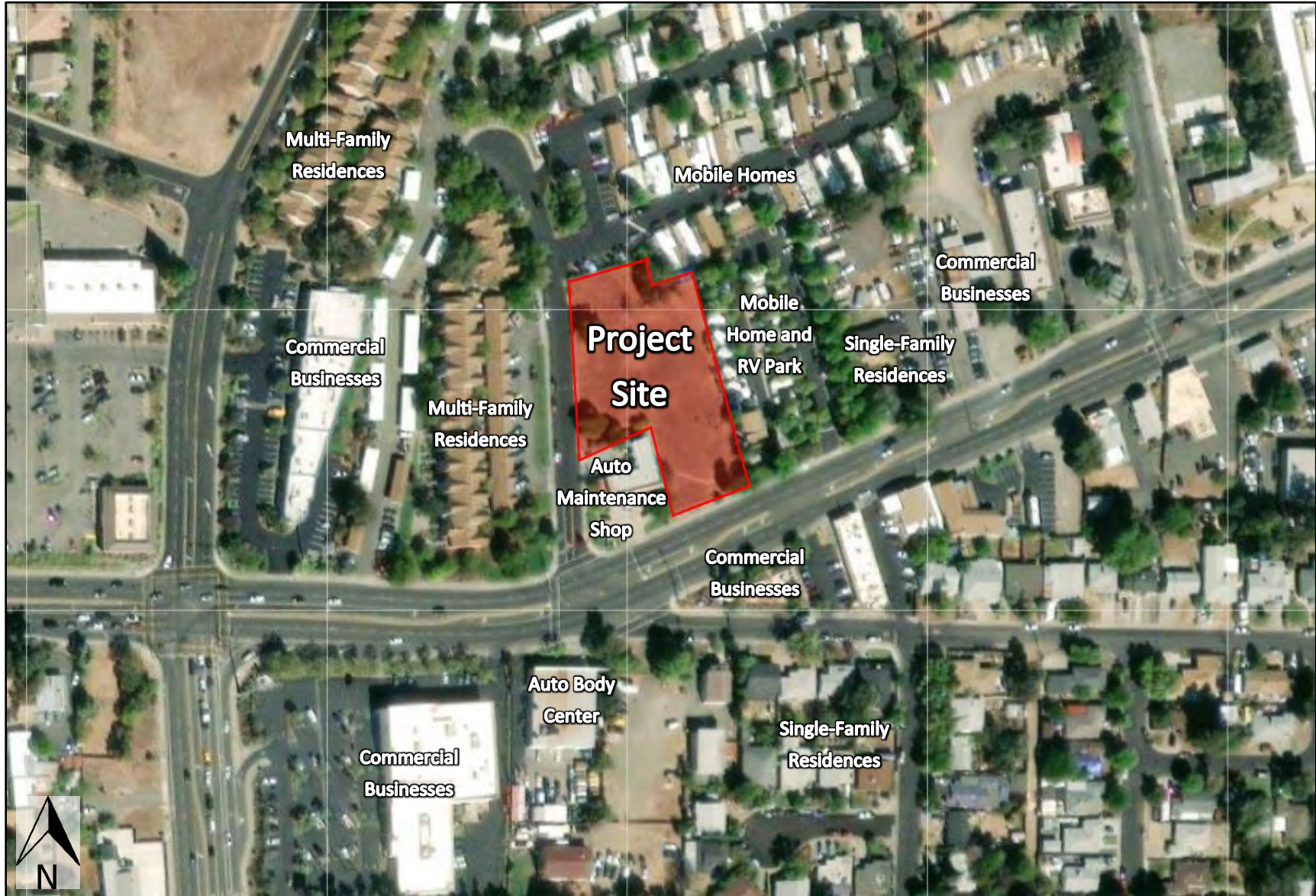
**Attachments:**

1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 17 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**





**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

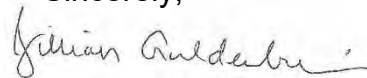
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.



**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
*Associate Environmental Planner*

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT

40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Anthony Roberts, Chairperson  
Yocha Dehe Wintun Nation  
P.O. Box 18  
Brooks, CA 95606

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Anthony Roberts,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

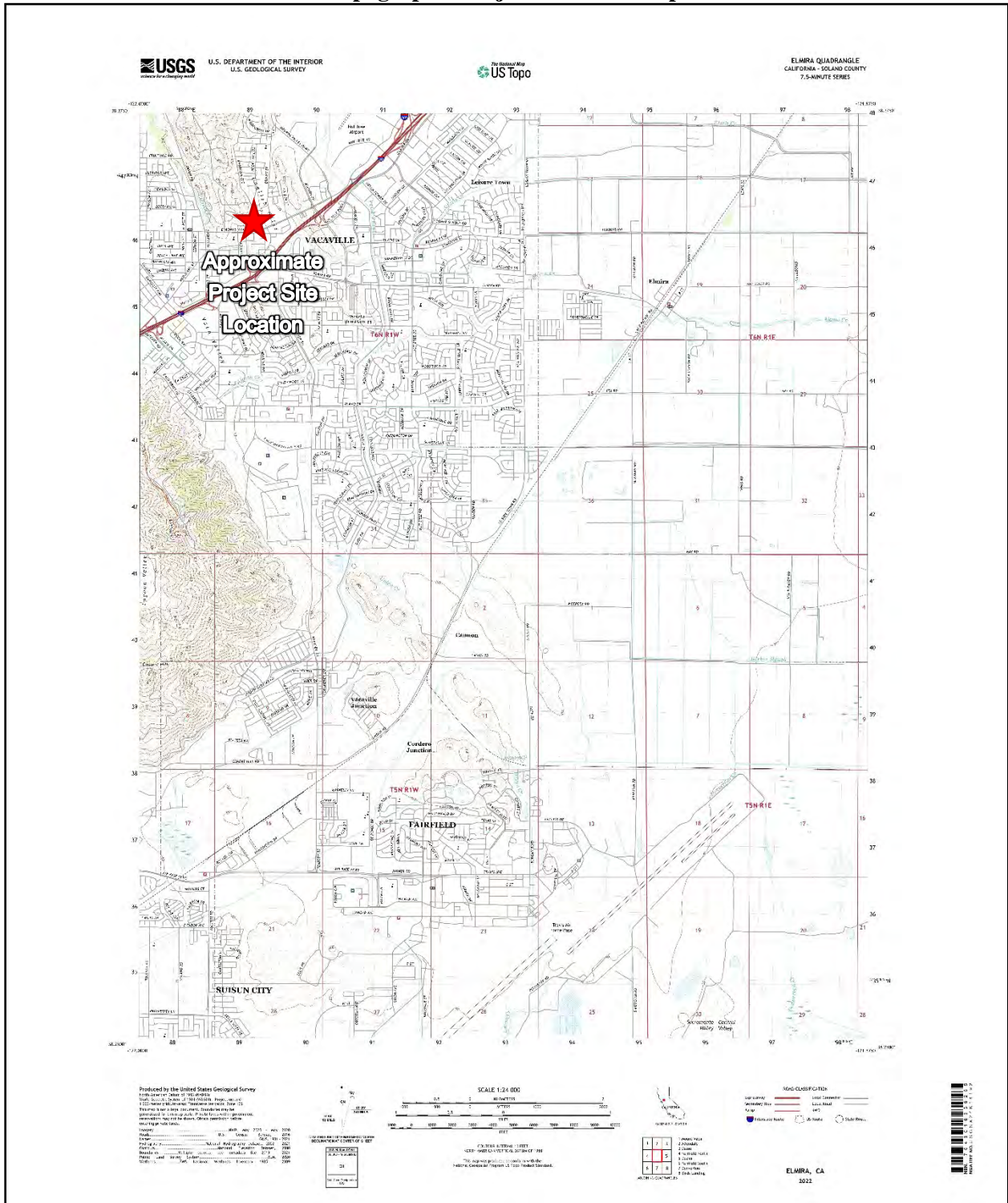
Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

**Attachments:**

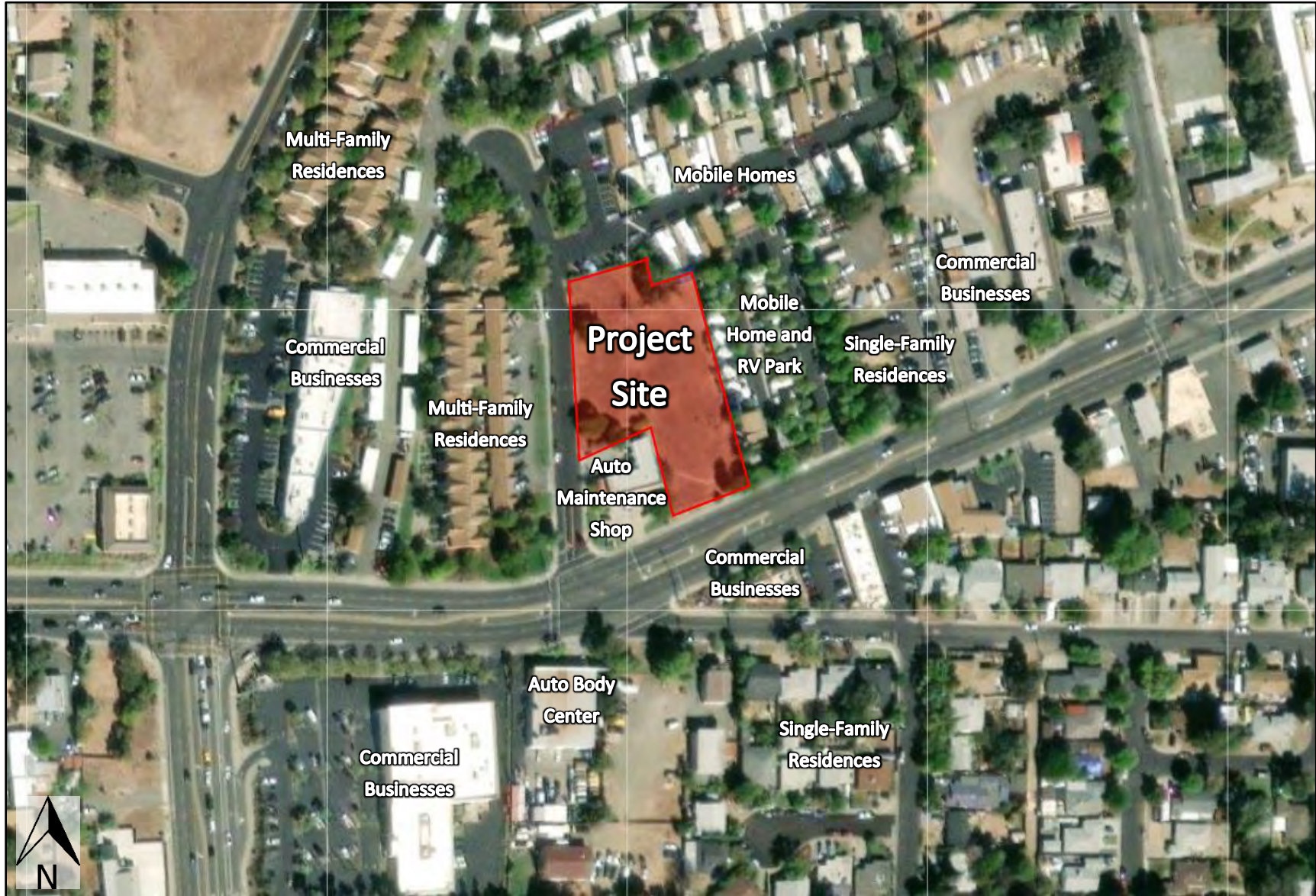
1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List

# Attachment 19 Topographic Project Location Map





**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

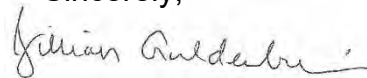
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher



## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Clifford Mota, Tribal Preservation Liaison 3730 Highway 45 Colusa CA 95932 cmota@colusa-nsn.gov (530) 458-8231	Wintun (Patwin)	Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan
Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Daniel Gomez, Chairman 3730 Highway 45 Colusa CA 95932 dgomez@colusa-nsn.gov (530) 458-8231 (530) 458-4186	Wintun (Patwin)	Nashville Enterprise Miwok-Maidu-Nishinam Tribe Cosme A. Valdez, Chairperson P.O. Box 580986 Elk Grove CA 95758-001 valdezcome@comcast.net (916) 429-8047 Voice/Fax (916) 396-1173 Cell	Miwok
Chicken Ranch Rancheria of Me-Wuk Indians Lloyd Mathiesen, Chairperson P.O. Box 1159 Jamestown CA 95327 lmathiesen@crtribal.com (209) 984-9066 (209) 984-9269	Miwok - Me-wuk	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan
Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Charlie Wright, Chairperson P.O. Box 1630 Williams CA 95987 (530) 473-3274 Office (530) 473-3301 Fax	Wintun / Patwin	Yocha Dehe Wintun Nation Anthony Roberts, Chairperson P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	Wintun (Patwin)
Guidiville Indian Rancheria Donald Duncan, Chairperson P.O. Box 339 Talmage CA 95481 admin@guidiville.net (707) 462-3682 (707) 462-9183 Fax	Pomo	Yocha Dehe Wintun Nation Laverne Bill, Director of Cultural Resources P.O. Box 18 Brooks CA 95606 thpo@yochadehe-nsn.gov (530) 796-3400	



# CITY OF VACAVILLE

HOUSING AND COMMUNITY SERVICES DEPARTMENT



40 Eldridge Ave, Suite 2 • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5675 • TTY 707.449.5680

October 4, 2023

Laverne Bill, Director of Cultural Resources  
Yocha Dehe Wintun Nation  
P.O. Box 18  
Brooks, CA 95606

**Subject: Formal Notification for Section 106 Tribal Consultation: Scoggins Court Project in Vacaville, California**

Laverne Bill,

The intention of this letter is to notify you that a National Environmental Policy Act (NEPA) Environmental Assessment (EA) is currently being prepared for the Scoggins Court Project (proposed project), located in the City of Vacaville, California, and to initiate consultation per Section 106 of the National Historic Preservation Act (U.S. Code Title 16, Section 470 et seq.), consistent with Title 24 of the Code of Federal Regulations (CFR) Part 58. Federal funding is being sought for the proposed project, thereby making the project subject to environmental review under NEPA. The City of Vacaville is the Responsible Entity for the proposed project. The U.S. Department of Housing and Urban Development (HUD) is the Lead Agency. The City is contacting you based on a list of tribes provided by the Native American Heritage Commission (NAHC).

The approximately 1.03-acre project site is located northeast of the Scoggins Avenue/East Monte Vista Avenue intersection in the City of Vacaville, California (see Attachment 1). The site is identified by Assessor's Parcel Numbers (APNs) 0129-310-230, -240, -250, -260, -360, -370, and -400. Currently, the site is undeveloped, with various trees scattered throughout (see Attachment 2). However, the project site is located within an urbanized area and surrounded on all sides by existing development. Surrounding existing uses include mobile homes and surface parking lot areas to the north; mobile homes and an RV park to the east; single-family residences and commercial businesses, including a used car dealership, further to the east; commercial businesses (Prime Time Nutrition and Leaven Kids) to the south, across East Monte Vista Avenue; single-family residences further to the south; a commercial auto maintenance shop (Jiffy Lube) directly adjacent to the southwest corner of the project site; a commercial auto body shop (Vacaville Auto Body Center) further to the southwest, across East Monte Vista Avenue; and multi-family residences to the west, across Scoggins Avenue.

The proposed project would include development of an affordable housing subdivision, comprised of nine single-family residential units and five accessory dwelling units (ADUs). Specifically, the proposed project would include a 10-parcel residential subdivision on approximately 1.07 acres in the City of Vacaville for the construction of 10, 1,554-square-foot (sf) single-family detached duet homes. The two-story duet floorplan includes 1,554 sf of living space, a 310-sf garage, and a 94-sf covered entry porch. The homes would be sold to households earning at or less than 80 percent of the Area Median Income (AMI) of Solano County. Lot size would range from 2,700 sf to 3,680 sf. Each single-family home would include one enclosed (garage) parking space and one uncovered (driveway) parking space. Additionally, 11 street parking spaces are provided. Access to the project site would be provided from Scoggins Avenue. Circulation within the site would be accommodated by a 34-foot-wide drive aisle and a hammerhead turnaround. An emergency vehicle access would be provided from East Monte Vista Avenue. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.



A site-specific cultural study or field survey has not been conducted for the proposed project. In order to ascertain the potential of discovering cultural or historical resources on the property, the Northwest Information Center (NWIC) at Sonoma State University conducted a records search of the California Historical Resources Information System (CHRIS) to assess potential impacts to historical resources that could occur as a result of project construction activities. The search consisted of a review of the State Office of Historic Preservation Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places. In addition, the CHRIS search included a review of historical literature, early Solano County maps, and the 1953 Vacaville U.S. Geological Survey 15-minute topographic quadrangle. According to the CHRIS search results, the review of historic literature indicates the possibility of historic-period activity within the project site, as early Sanborn Fire Insurance Maps for the City indicate the project area contained one building in 1903, 1908, and 1920, and as many as eight buildings by 1941. Therefore, the CHRIS search results concluded that high potential exists for unknown archaeological resources to occur on-site, beneath the ground surface.

In addition, to ascertain the potential of tribal cultural resources occurring within the project site, a search of the NAHC Sacred Lands File was completed and returned negative results. Thus, the discovery of tribal cultural resources is not anticipated to occur during development of the proposed project. Nonetheless, according to the CHRIS search results, Native American resources in Solano County have been found near intermittent and perennial watercourses, near the hill-to-valley interface, and near areas populated by native trees. The project site is located 0.25-mile north of Ulatis Creek. Thus, while the developed nature of the area surrounding the project site limits the likelihood of cultural resources from occurring on-site, the possibility cannot be ruled out of buried archaeological resources, including tribal cultural resources, occurring within the soils underlying the site.

To prevent potential impacts to unknown archaeological resources, including tribal cultural resources, from occurring due to project construction, mitigation measures will be included in the EA. Should subsurface archaeological resources be encountered during site grading or other site work, the mitigation measures will require that all such work be immediately halted within the area of the discovery, followed by immediate notification of the City of Vacaville regarding the discovery. A qualified archaeologist would then review the discovery and submit a report to the City of the findings and method of curation or protection of the resource. Further grading or site work within the vicinity of the discovery would be prohibited until the aforementioned requirements are completed.

In addition, if prehistoric human interments are encountered during project construction, pursuant to the mitigation measures included in the EA, all work would be halted in the immediate vicinity of the find and the County Coroner, project superintendent, and the City would be contacted immediately. A qualified archaeologist would evaluate the significance of the find. In the event that the archaeologist suspects that potentially significant cultural remains or human burials have been encountered, further requirements would be implemented. In all cases where prehistoric- or historic-era Native American resources are involved, the NAHC would be contacted to designate appropriate representatives of the local Native American community, who would also be contacted about their concerns.

HUD's policy is to request a response to the invitation to consult within 30 days from the date the tribe receives the letter. For gauging the beginning and end of the 30-day period, a Responsible Entity may assume that an emailed letter is received on the date it is sent. For a hard copy letter, a Responsible Entity may send the letter certified mail, or, if mail delivery is predictable and reliable, the Responsible Entity may assume a five-day delivery period, and assume that the period ends 35 days after the letter is mailed.



Pursuant to Section 106 of the National Historic Preservation Act, if you would like to be a consulting party on this project, or have any specific information or questions, please feel free to contact me by email at [Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com) or by phone at (707) 449-5688. If you would like to be a consulting party, you must provide a response within 30 days of the date of this letter to indicate your desire to consult. Your response does not need to include information about historic properties of religious and cultural significance. If you respond that you do not want to consult, the response shall be documented in the Environmental Review Record for the proposed project. Thank you for your time and attention to this matter.

Sincerely,

Emily Cantu

Digitally signed by  
Emily Cantu  
Date: 2023.10.03  
16:49:39 -07'00'

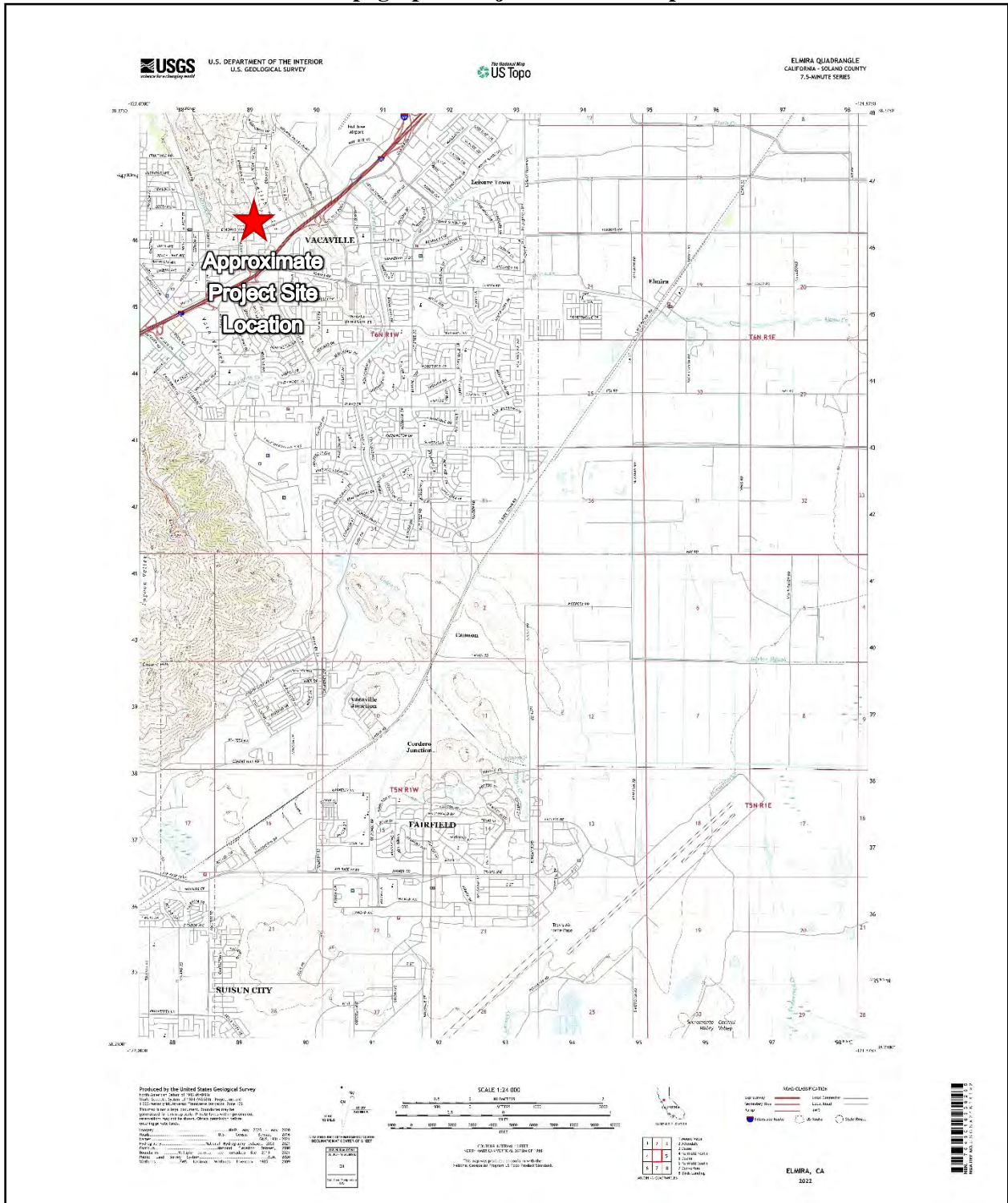
Emily Cantu  
Housing and Community Services Director  
[Emily.Cantu@cityofvacaville.com](mailto:Emily.Cantu@cityofvacaville.com)  
(707) 449-5688

**Attachments:**

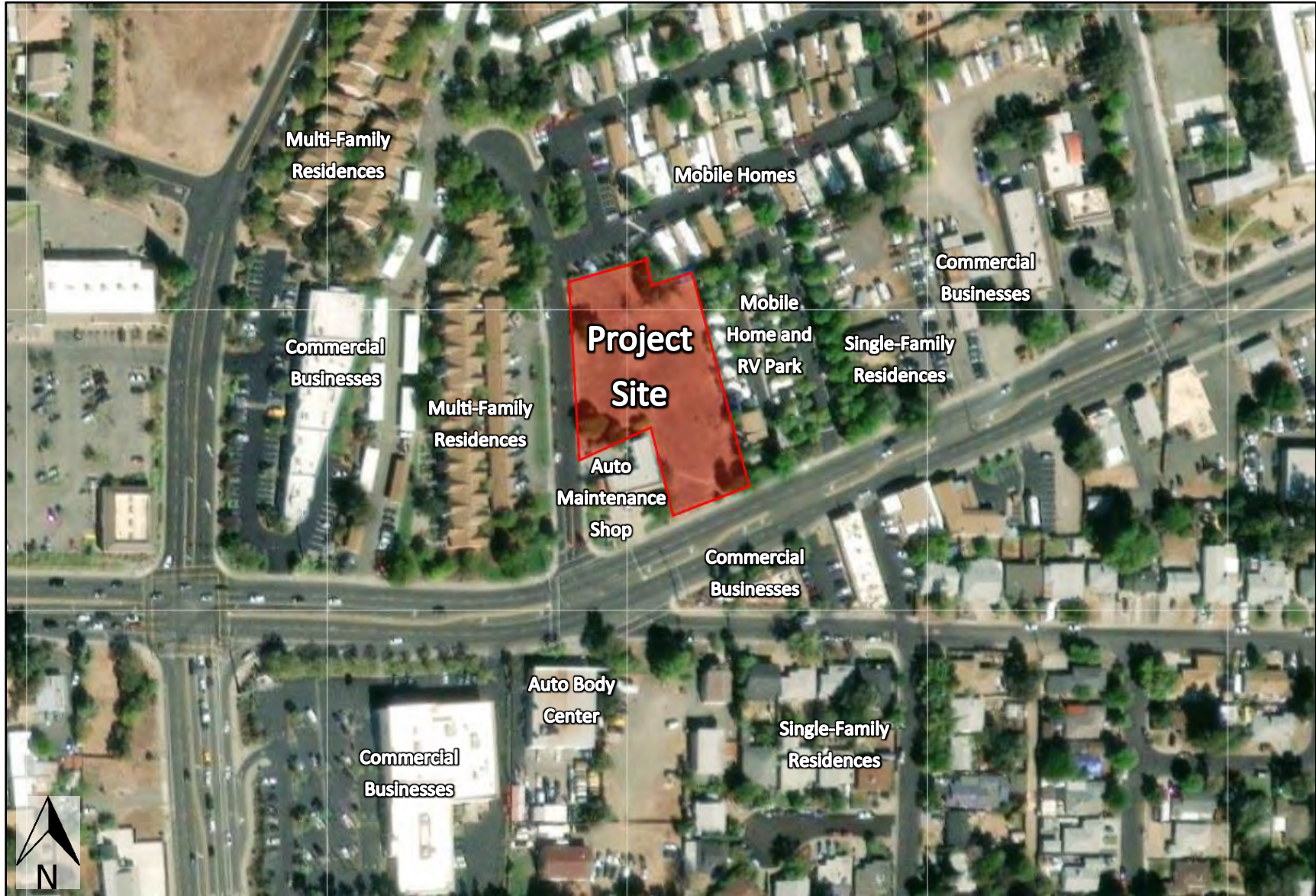
1. Topographic Project Location Map
2. Project Site Boundaries
3. CHRIS Records Search Results
4. NAHC Sacred Lands File Search Results
5. NAHC Tribal Consultation List



# Attachment 21 Topographic Project Location Map



**Attachment 1  
Project Site Boundaries**



**Attachment 3**  
**CHRIS Records Search Results**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Nick Pappani"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Raney Planning &amp; Management, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 372-6100"/>	Email:	<input style="width: 200px;" type="text" value="npappani@raneymanagement.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="Scoggins Court Project"/>		
County:	<input style="width: 100px;" type="text" value="SOL"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="Elmira"/>



September 13, 2021

NWIC File No.: 21-0386

Nick Pappani, Project Manager  
Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Re: Record search results for the proposed Scoggins Court Project

Dear Mr. Nick Pappani:

Per your request received by our office on the 7<sup>th</sup> of September, 2021, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the proposed project is an 1.05-acre project site, identified by Assessor's Parcel Numbers (APNs) 129-031-023 through -026, -036, -037, and -040, and is located northeast of the intersection of E. Monte Vista Avenue and Scoggins Court in the City of Vacaville, California. The project site is undeveloped with limited trees along the eastern and northern site boundaries. The project site is generally bound by a mobile home and RV park to the north and east, a Jiffy Lube auto maintenance facility to the southwest, E. Monte Vista Avenue to the south, and Scoggins Court to the west. Other surrounding existing land uses include an apartment complex and shopping center to the west, across Scoggins Court, and commercial businesses to the south, across E. Monte Vista Avenue. The City of Vacaville General Plan designates the site as Commercial General (CG) and the site is zoned General Commercial (GC).

The proposed project would include development of an affordable housing subdivision with nine single-family units and five accessory dwelling units (ADUs), specifically, five 1,450-square foot (sf), three-bedroom units, four 1,639-sf, four-bedroom units, four 408-sf ADUs, and one 316-sf ADU. The project site would include 18 covered

parking stalls, 18 uncovered parking stalls, and nine guest parking stalls. The proposed project would also involve the construction of a hammerhead turnaround, as well as a driveway off of Scoggins Court. Ground-disturbing activities associated with the proposed project would include grading, trenching for utilities, paving, and building construction.

Review of this information indicates that there have been no cultural resource studies that cover the Scoggins Court project area. This Scoggins Court project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Scoggins Court project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Scoggins Court project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350, Kroeber 1932). There is one Native American village in the general area of the proposed Scoggins Court project area referenced in the ethnographic literature [Ululato (Johnson 1978:350)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas near intermittent and perennial watercourses, near the hill to valley interface, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Scoggins Court project area is located in the northeastern portion of the City of Vacaville within latest Pleistocene to Holocene alluvial fan deposits on lower terraces and valley lands approximately one quarter mile north of Ulatis Creek. Aerial maps indicate the project area contains low grasses and a few scattered trees. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Scoggins Court project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Scoggins Court project area. Early Sanborn Fire Insurance Maps for the City of Vacaville indicate the project area contained one building in 1903, 1908 and 1920, then up to eight buildings by 1941. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Scoggins

Court project area.

The 1953 Vacaville USGS 15-minute topographic quadrangle depicts six buildings or structures within the Scoggins Court project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3a) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

If this affordable housing project turns out to be federally funded, then:

3b) If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

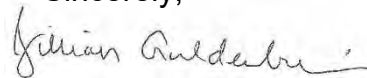
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.



The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Sanborn Insurance Maps

1888, 1893, 1897, 1908, 1920, 1921-1941 Vacaville. Sanborn Map Publishing Co. Vacaville, CA (Digital).

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation \*\*

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

**Attachment 4**  
**NAHC Sacred Lands File Search Results**

CHAIRPERSON  
**Laura Miranda**  
*Luiseño*

**NATIVE AMERICAN HERITAGE COMMISSION**

VICE CHAIRPERSON  
**Reginald Pagaling**  
*Chumash*

October 22, 2021

SECRETARY  
**Merri Lopez-Keifer**  
*Luiseño*

Nick Pappani  
Raney Management

Via Email: npappani@raneymanagement.com

PARLIAMENTARIAN  
**Russell Attebery**  
*Karuk*

**Re: Scoggins Court Project, Solano County.**

COMMISSIONER  
**William Mungary**  
*Paiute/White Mountain Apache*

Dear Mr. Pappani:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER  
**Julie Tumamait-Stenslie**  
*Chumash*

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

EXECUTIVE SECRETARY  
**Christina Snider**  
*Pomo*

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Attachment 5**  
**NAHC Tribal Consultation List**

**Native American Heritage Commission**

**Native American Contacts List**

**October 22, 2021**

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Clifford Mota, Tribal Preservation Liaison  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
cmota@colusa-nsn.gov  
(530) 458-8231

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Monica Arellano, Vice Chairwoman  
20885 Redwood Road, Suite 232 Ohlone / Costanoan  
Castro Valley CA 94546  
marellano@muwekma.org  
(408) 205-9714

Cachil DeHe Band of Wintun Indians of the Colusa Indian Community  
Daniel Gomez, Chairman  
3730 Highway 45 Wintun (Patwin)  
Colusa CA 95932  
dgomez@colusa-nsn.gov  
(530) 458-8231  
(530) 458-4186

Nashville Enterprise Miwok-Maidu-Nishinam Tribe  
Cosme A. Valdez, Chairperson  
P.O. Box 580986 Miwok  
Elk Grove CA 95758-001  
valdezcome@comcast.net  
(916) 429-8047 Voice/Fax  
(916) 396-1173 Cell

Chicken Ranch Rancheria of Me-Wuk Indians  
Lloyd Mathiesen, Chairperson  
P.O. Box 1159 Miwok - Me-wuk  
Jamestown CA 95327  
lmathiesen@crtribal.com  
(209) 984-9066  
(209) 984-9269

The Confederated Villages of Lisjan  
Corrina Gould, Chairperson  
10926 Edes Avenue Ohlone/Costanoan  
Oakland CA 94603  
cvltribe@gmail.com  
(510) 575-8408

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians  
Charlie Wright, Chairperson  
P.O. Box 1630 Wintun / Patwin  
Williams CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

Yocha Dehe Wintun Nation  
Anthony Roberts, Chairperson  
P.O. Box 18 Wintun (Patwin)  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400

Guidiville Indian Rancheria  
Donald Duncan, Chairperson  
P.O. Box 339 Pomo  
Talmage CA 95481  
admin@guidiville.net  
(707) 462-3682  
(707) 462-9183 Fax

Yocha Dehe Wintun Nation  
Laverne Bill, Director of Cultural Resources  
P.O. Box 18  
Brooks CA 95606  
thpo@yochadehe-nsn.gov  
(530) 796-3400

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APPENDIX F  
ADDITIONAL SOURCES

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## **Appendix F Contents:**

- California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
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# **AIR QUALITY AND LAND USE HANDBOOK: A COMMUNITY HEALTH PERSPECTIVE**



**April 2005**

California Environmental Protection Agency  
California Air Resources Board



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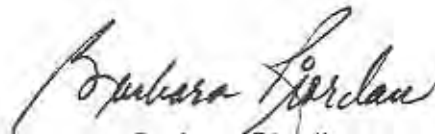
## ***To My Local Government Colleagues....***

I am pleased to introduce this informational guide to air quality and land use issues focused on community health. As a former county supervisor, I know from experience the complexity of local land use decisions. There are multiple factors to consider and balance. This document provides important public health information that we hope will be considered along with housing needs, economic development priorities, and other quality of life issues.

An important focus of this document is prevention. We hope the air quality information provided will help inform decision-makers about the benefits of avoiding certain siting situations. The overarching goal is to avoid placing people in harm's way. Recent studies have shown that public exposure to air pollution can be substantially elevated near freeways and certain other facilities. What is encouraging is that the health risk is greatly reduced with distance. For that reason, we have provided some general recommendations aimed at keeping appropriate distances between sources of air pollution and land uses such as residences.

Land use decisions are a local government responsibility. The Air Resources Board's role is advisory and these recommendations do not establish regulatory standards of any kind. However, we hope that the information in this document will be seriously considered by local elected officials and land use agencies. We also hope that this document will promote enhanced communication between land use agencies and local air pollution control agencies. We developed this document in close coordination with the California Air Pollution Control Officers Association with that goal in mind.

I hope you find this document both informative and useful.



Mrs. Barbara Riordan  
Interim Chairman  
California Air Resources Board

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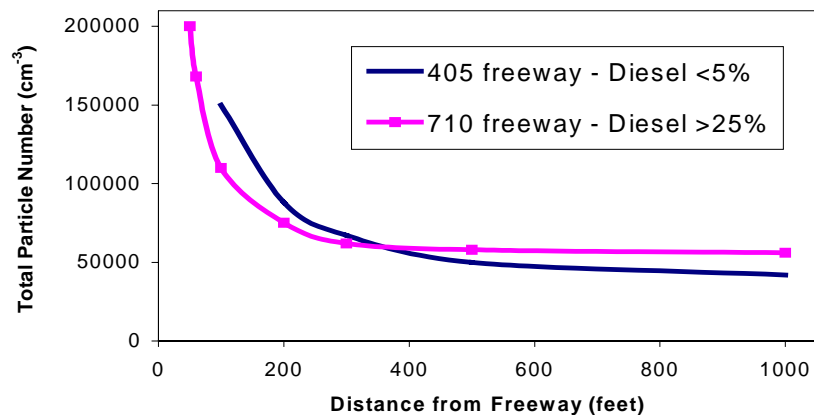
strongest within 300 feet. This demonstrates that the adverse effects diminished with distance.

In addition to the respiratory health effects in children, proximity to freeways increases potential cancer risk and contributes to total particulate matter exposure. There are three carcinogenic toxic air contaminants that constitute the majority of the known health risk from motor vehicle traffic – diesel particulate matter (diesel PM) from trucks, and benzene and 1,3-butadiene from passenger vehicles. On a typical urban freeway (truck traffic of 10,000-20,000/day), diesel PM represents about 70 percent of the potential cancer risk from the vehicle traffic. Diesel particulate emissions are also of special concern because health studies show an association between particulate matter and premature mortality in those with existing cardiovascular disease.

### Distance Related Findings

A southern California study (Zhu, 2002) showed measured concentrations of vehicle-related pollutants, including ultra-fine particles, decreased dramatically within approximately 300 feet of the 710 and 405 freeways. Another study looked at the validity of using distance from a roadway as a measure of exposure

**Figure 1-1  
Decrease In Concentration of Freeway Diesel PM Emissions  
With Distance**



to traffic related air pollution (Knape, 1999). This study showed that concentrations of traffic related pollutants declined with distance from the road, primarily in the first 500 feet.

These findings are consistent with air quality modeling and risk analyses done by ARB staff that show an estimated range of potential cancer risk that decreases with distance from freeways. The estimated risk varies with the local meteorology, including wind pattern. As an example, at 300 feet downwind from a freeway (Interstate 80) with truck traffic of 10,000 trucks per day, the potential cancer risk was as high as 100 in one million (ARB Roseville Rail Yard Study). The cancer health risk at 300 feet on the upwind side of the freeway was much

less. The risk at that distance for other freeways will vary based on local conditions – it may be higher or lower. However, in all these analyses the relative exposure and health risk dropped substantially within the first 300 feet. This phenomenon is illustrated in Figure 1-1.

State law restricts the siting of new schools within 500 feet of a freeway, urban roadways with 100,000 vehicles/day, or rural roadways with 50,000 vehicles with some exceptions.<sup>2</sup> However, no such requirements apply to the siting of residences, day care centers, playgrounds, or medical facilities. The available data show that exposure is greatly reduced at approximately 300 feet. In the traffic-related studies the additional health risk attributable to the proximity effect was strongest within 1,000 feet.

The combination of the children's health studies and the distance related findings suggests that it is important to avoid exposing children to elevated air pollution levels immediately downwind of freeways and high traffic roadways. These studies suggest a substantial benefit to a 500-foot separation.

The impact of traffic emissions is on a gradient that at some point becomes indistinguishable from the regional air pollution problem. As air agencies work to reduce the underlying regional health risk from diesel PM and other pollutants, the impact of proximity will also be reduced. In the meantime, as a preventative measure, we hope to avoid exposing more children and other vulnerable individuals to the highest concentrations of traffic-related emissions.

### Recommendation

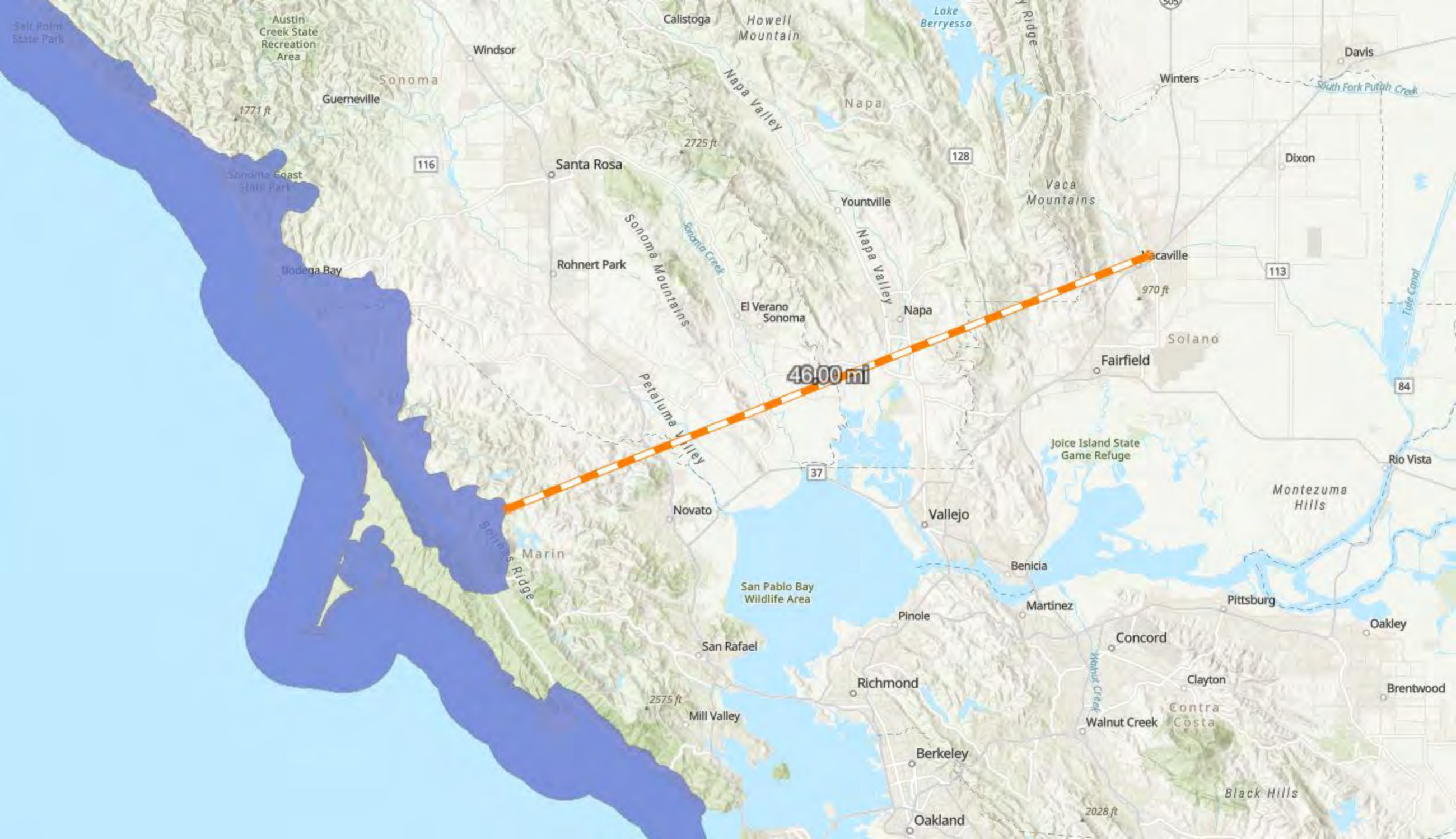
- Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.

### References

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- Lin, S. et al. "Childhood asthma hospitalization and residential exposure to state route traffic." Environ Res. 2002;88:73-81
- Venn. et al. "Living near a main road and the risk of wheezing illness in children." American Journal of Respiratory and Critical Care Medicine. 2001; Vol.164, pp. 2177-2180
- Kim, J. et al. "Traffic-related air pollution and respiratory health: East Bay Children's Respiratory Health Study." American Journal of Respiratory and Critical Care Medicine 2004; Vol. 170. pp. 520-526

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<sup>2</sup> Section 17213 of the California Education Code and section 21151.8 of the California Public Resources Code. See also Appendix E for a description of special processes that apply to school siting.



46.00 mi

Salt Point State Park

Austin Creek State Recreation Area

1771 ft

Sonoma Coast State Park

Bodega Bay

Windsor

Sonoma

Guerneville

116

Santa Rosa

Rohnert Park

Calistoga

Howell Mountain

Napa Valley

2725 ft

Napa

Yountville

Napa Valley

Napa

128

Vaca Mountains

Winters

Davis

Dixon

113

Sacramento

970 ft

Fairfield

Solano

84

Petaluma Valley

Novato

37

Vallejo

Joice Island State Game Refuge

Montezuma Hills

Rio Vista

Marin

Golden Gate

San Pablo Bay Wildlife Area

Pinole

Benicia

Martinez

Pittsburg

Oakley

2575 ft

San Rafael

Richmond

Mill Valley

Berkeley

Oakland

2028 ft

Walnut Creek

Concord

Clayton

Contra Costa

Black Hills

Brentwood



# CALGreen Construction Waste Management Requirements

## Waste Diversion

CALGreen requires covered projects to recycle and/or salvage for reuse a minimum 65% of the nonhazardous construction and demolition waste or meet a local construction and demolition waste management ordinance, whichever is more stringent.

The code applies to various occupancies and types. Please see [this table](#) for general requirements for each type. For specifics on the code's scope, see Section 101.3. Also see Section 101.11 for a list of steps that can be used to determine which sections apply to each type of occupancy.

## Methods of Compliance

- Enforcing agencies can require contractors to develop and maintain a waste management plan and document diversion and disposal. OR
- Utilize a waste management company that can provide verifiable documentation that it meets 65% waste diversion. OR
- Use a waste stream reduction alternative:
  - Non-residential new construction and residential high rise (4 stories or more) projects with a total disposal weight of  $\leq 2$  lbs/ft<sup>2</sup> meets the 65% waste diversion requirement.
  - Residential low rise (3 stories or less) with new construction disposal of  $\leq 3.4$  lbs/ft<sup>2</sup> meets the 65% waste diversion requirement.

## Recycling by Occupants (Space for Recycling)

Newly constructed non-residential buildings, certain non-residential additions and multi-family housing with  $\geq 5$  units should provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.

For more information on CALGreen's waste diversion requirements, refer to the [FAQ](#) page.

### [Know Your Waste Stream](#)

For more information contact: Local Assistance & Market Development, [LAMD@calrecycle.ca.gov](mailto:LAMD@calrecycle.ca.gov)

[Home](#) » [Solid Waste Information System \(SWIS\)](#) » [Sites](#) » [This Site](#) » [Activities](#) » Solid Waste Landfill

# SWIS Facility/Site Activity Details

## Recology Hay Road (48-AA-0002)

<a href="#">Summary</a>	<a href="#">Details</a>	<a href="#">Activities 2</a>	<a href="#">Inspections 729</a>	<a href="#">Enforcement Actions 7</a>	<a href="#">Documents 519</a>
-------------------------	-------------------------	------------------------------	---------------------------------	---------------------------------------	-------------------------------

**Activity**

Solid Waste Landfill

**Classification**

Solid Waste Facility

**Category**

Disposal

**Operational Status**

Active

**Regulatory Status**

Permitted

**Ceased Operation Date**

1/1/2077

**Closure Type**

Estimate

**Inspection Frequency**

Monthly

**Max. Permitted Throughput**

2,400

**Volume Unit Type**

Tons per day

**Remaining Capacity**

30,433,000

**Remaining Capacity Date**

7/28/2010

**Max. Permit Capacity**

37,000,000

**Capacity Unit Type**

Cubic Yards

**Total Acreage**

640.00

**Disposal Acreage**

256.00

**Permitted Elevation**

215

**Elevation Type**

MSL

**Permitted Depth**

20

**Depth Type**

MSL

**WDR Landfill Class**

II,III

Waste Types

Tires

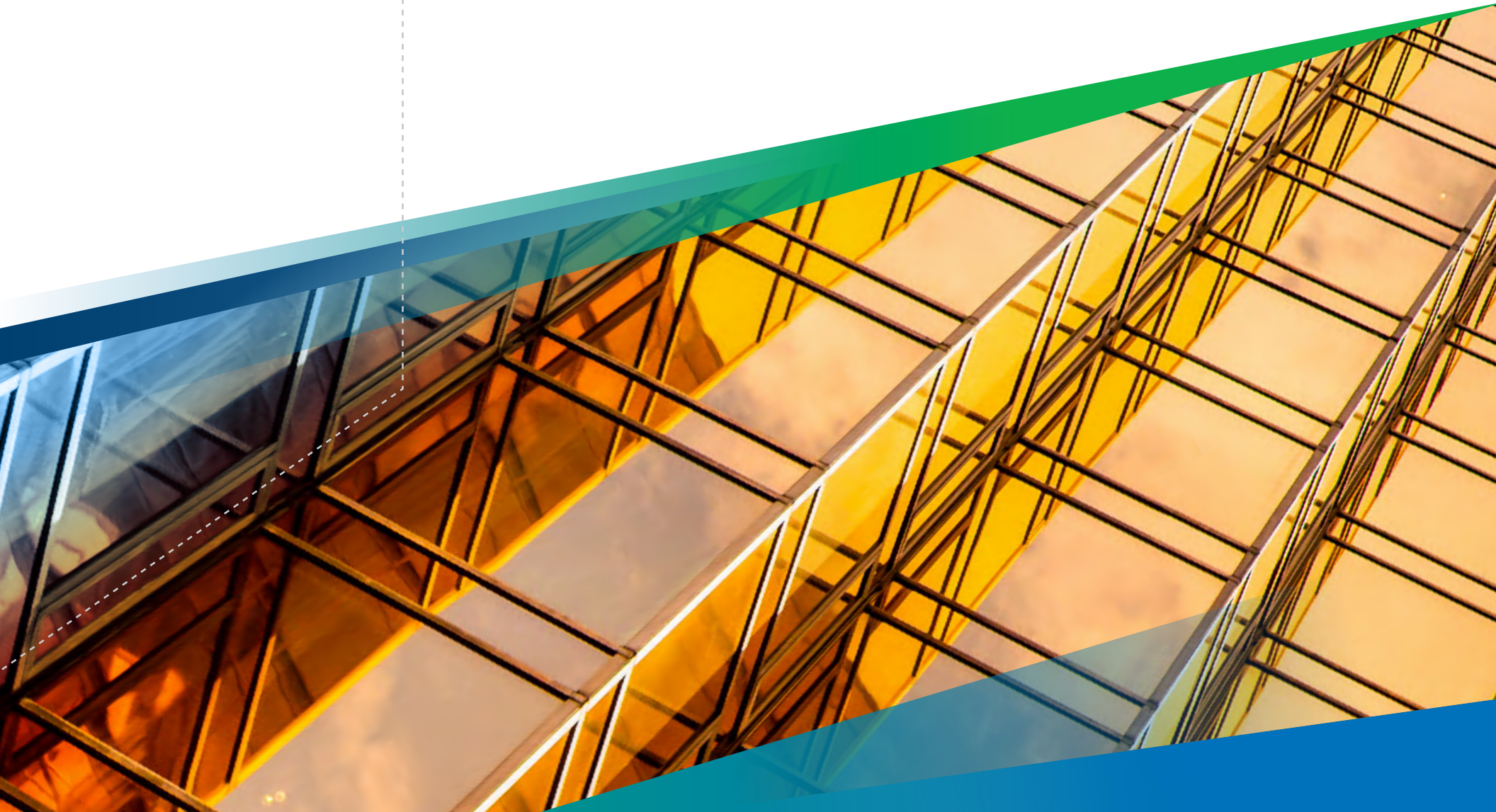
Sludge (BioSolids)

Mixed Municipal



2022

# BUILDING ENERGY EFFICIENCY STANDARDS SUMMARY



# Executive Summary

The California Energy Commission (CEC) is the state's primary energy policy and planning agency with a mission to lead the state to a 100 percent clean energy future. The CEC develops policy to reduce energy usage and costs, limit the environmental impacts of energy generation and use, and ensure a safe, resilient, and reliable supply of energy.

## What Does the CEC Have to Do With the Building Code?

Homes and businesses use nearly 70 percent of California's electricity and are responsible for a quarter of California's greenhouse gas (GHG) emissions. As California's energy policy agency, the CEC was mandated by the Warren-Alquist Act to periodically update and adopt building standards to increase energy efficiency of buildings and reduce GHGs. Part 6 of Title 24 implemented this mandate so that every three years the CEC presents Building Energy Efficiency Standards (Energy Code) updates for new construction and renovations to existing buildings.

After the CEC adopts these standards, they are submitted to the California Building Standards Commission for approval and inclusion with other changes to the building code. The Energy Code is designed to be cost-effective so that implementation is affordable while helping California manage energy demand and advance the state's climate and clean air goals.

**HOMES AND BUSINESSES USE NEARLY 70 PERCENT OF CALIFORNIA'S ELECTRICITY AND ARE RESPONSIBLE FOR A QUARTER OF CALIFORNIA'S GREENHOUSE GAS (GHG) EMISSIONS.**



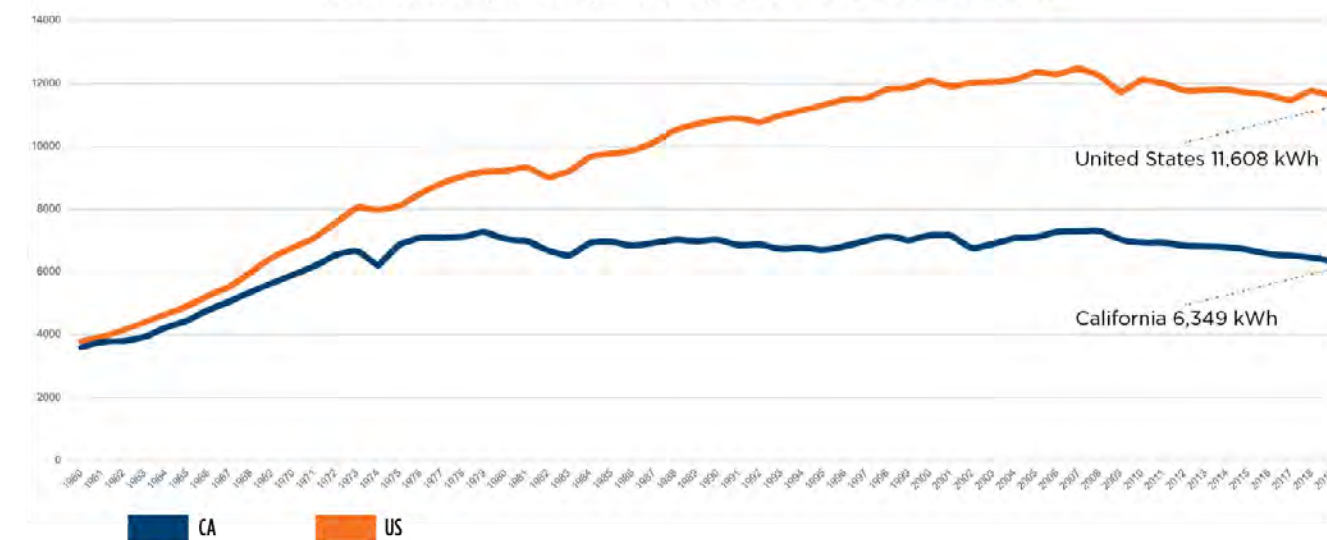
## How Do Standards Affect Me?

The standards help everyone! As standards require upgrades such as better insulation and more effective climate control in buildings, the increases in energy efficiency reduce utility bills. This also improves comfort inside buildings. The standards increase the market value of properties by making them more affordable to operate. They reduce GHGs by using less energy from fossil fuel-burning power plants that emit harmful smog-forming pollutants and climate-changing gases. Some of the

water-saving measures in the standards lead to more efficient appliances and building fixtures that buoy California's water supply and save energy by using and moving less water.

Thanks in part to California's efficiency standards, the state's per capita energy use has stayed nearly flat since the early 1970s, even as the state's economy grew by 80 percent.

Annual Electricity Consumption Per Capita in United States and California



**CALIFORNIANS USE 31 PERCENT LESS ENERGY COMPARED TO THE AVERAGE AMERICAN**



# WHAT'S NEW FOR 2022?

The proposed 2022 Energy Code update focuses on four key areas in new construction of homes and businesses:

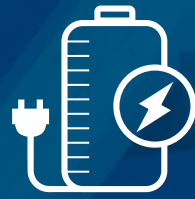
- Encouraging electric heat pump technology and use
- Establishing electric-ready requirements when natural gas is installed
- Expanding solar photovoltaic (PV) system and battery storage standards
- Strengthening ventilation standards to improve indoor air quality



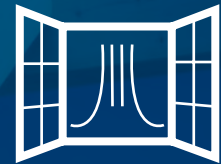
## 2022 Energy Code: Better for the Environment and You

Heat pumps use less energy and produce fewer emissions than traditional HVACs and water heaters.

Electric-ready building sets up owners to use cleaner electric heating, cooking, and electric vehicle (EV) charging when they're ready to invest in those technologies.



Using battery storage allows onsite energy to be available when needed and reduces the grid's reliance on fossil fuel power plants.



Better ventilation can reduce illness from poor air quality and reduce disease transmission.

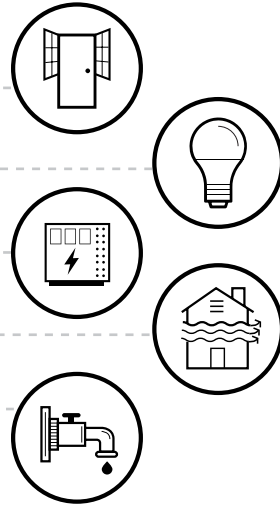


## The Energy Code in Action

Since 1978, energy standards have supported California's long-term strategy to meet energy demand, conserve resources, and act as an environmental steward. All building standards under consideration must be cost-effective and technically feasible to be adopted.

The Energy Code governs:

- Window and door materials
- Lighting
- Electrical panels
- Insulation
- Faucets
- And more



**40 YEARS  
OF ENERGY EFFICIENCY  
STANDARDS FOR  
BUILDINGS AND  
APPLIANCES HAVE  
SAVED CALIFORNIANS  
MORE THAN  
\$100 BILLION**

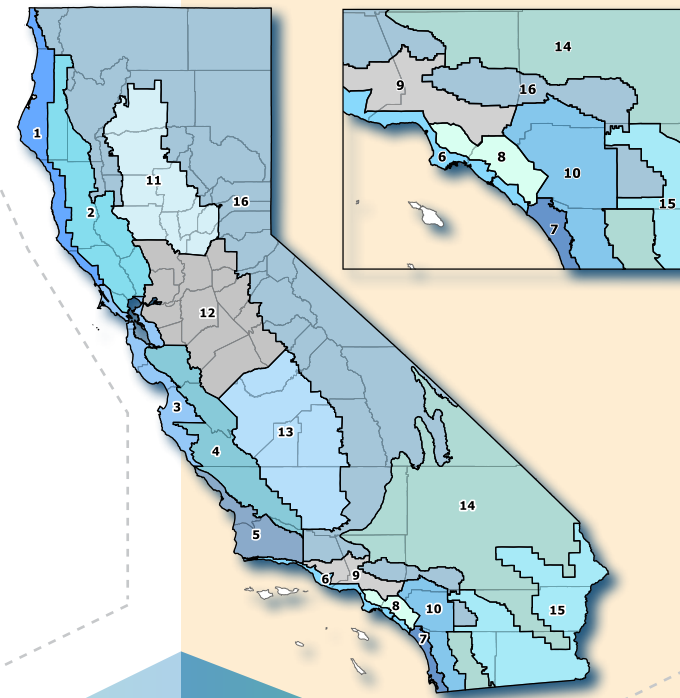
These requirements vary between home and business buildings, as well as among climate zones in which they are implemented. The Energy Code applies to new construction and renovations to existing buildings.

The Energy Code has not only revolutionized building construction in California, but influenced efficiency goals and practices in countries around the globe. Every update helps the state meet its energy and environmental goals while directly benefiting building owners and occupants through more comfortable buildings that save money on energy costs and, not incidentally, increase market value.

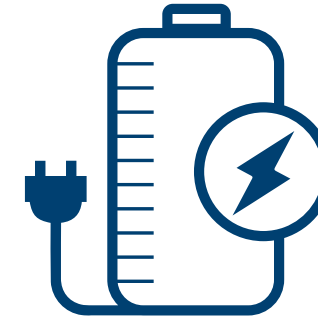
With climate change impacts accelerating, there is an even greater need for homes that are comfortable, efficient, and resilient. Each updated code guides the construction of buildings to keep energy use down, better withstand extreme weather, and reduce climate and air pollution.

## It's an Area We Call the "Climate Zone"

California is so vast and varied in landscape and weather that there is no one building design that can be the most energy-efficient everywhere. To accommodate those differences, the state is divided into 16 climate zones. Each climate zone represents a geographic area based on such factors as temperature, weather, and typical energy use. Each zone has an assigned energy budget, based on the maximum amount of energy that a building (or portion of a building) can be designed to consume per year. Minimum efficiency requirements are created from that energy budget.



## The Energy-Efficient Revolution Continues



The CEC was born of the energy crisis that affected the United States in the early 1970s. To address energy demand that outstripped supply, California created the CEC to design energy policy that reduced use through better efficiencies. The core focus of the building standards has been efficiency, but the 2019 Energy Code ventured into onsite generation by requiring solar PV on new homes, providing significant GHG savings. The 2022 update builds off this progress with expanded solar standards and the move to onsite energy storage that will help Californians save on utility bills while bolstering the grid.

# UPDATES FOR 2022

New and more efficient technologies are being developed all the time, with many supported by funding from state programs that bring these energy innovations to markets and consumers. The 2022 Energy Code builds on California's technology innovations, encouraging inclusion of market-ready electric products in new construction, such as heat pumps for climate control and water heating.

The update also requires all new homes be electric-ready. That means buildings with gas stoves have the electrical panels and wiring to support a switch to electric stoves. Further advancements and cost reductions will continue to expand electric options for heating, cooking, laundering, and EV charging to meet all Californians' needs. These are crucial steps in the state's progress toward 100 percent clean electricity and carbon neutrality by midcentury, or earlier.

## Proposed Standards

The 2022 Energy Code update revises energy efficiency standards for newly constructed buildings, as well as additions and alterations to existing buildings. The CEC engaged in a lengthy public process leading up to adoption of the proposed 2022 standards.

## 2022 Energy Code Benefits



Increases on-site renewable energy generation from solar.



Increases electric load flexibility to support grid reliability.



Reduces emissions from newly constructed buildings.



Reduces air pollution for improved public health.



Encourages adoption of environmentally beneficial efficient electric technologies.

## How Does the 2022 Energy Code Affect Homes?

- Establishes energy budgets based on efficient heat pumps for space or water heating to encourage builders to install heat pumps over gas-fueled HVAC units.
- Requires homes to be electric-ready, with dedicated 240-volt outlets and space (with plumbing for water heaters) so electric appliances can eventually replace installed gas appliances.
- Increases minimum kitchen ventilation requirements so that fans over cooktops have higher airflow or capture efficiency to better exhaust pollution from gas cooking and improve indoor air quality.
- Allows exceptions to existing solar PV standards when roof area is not available (such as for smaller homes).

## How Does It Affect Businesses?

- Establishes combined solar PV and battery standards for select businesses. Systems are sized to maximize onsite use of solar energy and avoid electricity demand during times when the grid must use gas-powered plants.
- Establishes new efficiency standards for commercial greenhouses (primarily cannabis growing).
- Improves efficiency standards for building envelope, various internal systems, and grid integration equipment, such as demand-responsive controls to buoy grid stability.

**OVER 30 YEARS,  
THE 2022 ENERGY CODE  
IS ESTIMATED TO PROVIDE  
\$1.5 BILLION  
IN CONSUMER BENEFITS  
AND REDUCE 10  
MILLION METRIC  
TONS OF GHGS, EQUIVALENT  
TO TAKING NEARLY 2.2  
MILLION CARS OFF  
THE ROAD FOR A YEAR.**

# Breaking Down the Updates

## Heat Pumps: The New Standard

Heat pumps are an electric technology for water and space heating that increases efficiency, reduces GHGs, and enables load flexibility. Current California market share is less than 6 percent in new home construction.

Standards include:

- Single-family homes — heat pump water or space standard.
- Multifamily homes such as apartment buildings — heat pump space heating standard.
- Businesses — heat pumps standard for schools, offices, banks, libraries, retail, grocery.

## New Homes to Be Electric-Ready

The standards require single-family homes to be electric-ready, including:

- Electrical circuits for space heating, water heating, cooking/ovens, and clothes dryers.
- Electrical panel, branch circuits, and transfer switch for battery storage.
- Dedicated circuits and panels to easily convert from natural gas to electric in the future.

## Solar and Storage Use Expanded

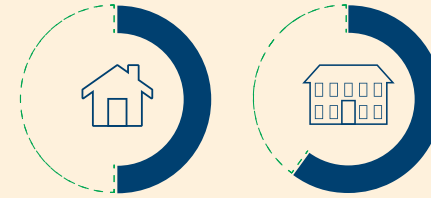
The 2022 Energy Code extends solar and introduces battery storage standards to the following building types:

- High-rise multifamily (apartments and condos)
- Hotel-motel
- Tenant space
- Office, medical office, and clinics
- Retail and grocery stores
- Restaurants
- Schools
- Civic (theaters, auditoriums, and convention centers)



## The Challenge of Existing Buildings

In addition to new buildings, the standards apply to substantial upgrades to existing homes and businesses.



**At least 50 percent of single-family homes and nearly 60 percent of California's apartment complexes (about 14 million total residences) were built before the state's first energy standards.**

Updating older buildings is critical to achieving the state's climate and clean energy goals.

# Communities Ahead of the Curve

California is already an international leader in energy efficiency and clean energy. However, after each update, many cities and counties choose to adopt standards that exceed the state minimum. The California Green Building Standards ("CALGreen" or Part 11 of Title 24) include voluntary reach standards, which offer model building code language for local governments that wish to go beyond the minimum statewide requirements.

Reach standards are an important tool for jurisdictions to meet their own climate goals. It allows them to decide on standards that meet their needs and interests, so long as they also meet or exceed state code requirements.

Historically, such local ordinances have served as a bellwether for statewide standards. They provide a place to test market readiness for new technologies and regulations, drive innovation of new technologies and efficiencies, and bring down the cost of efficient building technologies by creating an installed user base that encourages scale manufacturing.

## What's Next?

In developing the standards over the past two years, the CEC met with more than 50 industry stakeholder groups, and 43 public workshops were held.

Under the rulemaking, the standards are vetted over a 45- to 60-day period before they go to the CEC for adoption. Then they are submitted to the California Building Standards Commission for approval as one part of the whole building code. Builders, contractors, and other stakeholders have one year until implementation to gear up for the change.

## 2022 Energy Code Update Timeline

California Energy Commission Adoption  
California Building Standards Commission Approval Hearing  
Effective Date

August 2021  
December 2021  
January 1, 2023



## For Further Reading

- The Rulemaking Process: [bit.ly/3fPO2H8](https://bit.ly/3fPO2H8)
- 2019 Building Energy Efficiency Standards Frequently Asked Questions: [bit.ly/3fJHOs8](https://bit.ly/3fJHOs8)
- 2019 California Energy Efficiency Action Plan: (overall webpage) [bit.ly/3s4fYMc](https://bit.ly/3s4fYMc)
- California Building Decarbonization Assessment: [bit.ly/3iwpuEM](https://bit.ly/3iwpuEM)



**Governor**  
Gavin Newsom

**Chair**  
David Hochschild

**Executive Director**  
Drew Bohan

**Commissioners**  
Karen Douglas, J.D.  
Siva Gunda  
J. Andrew McAllister, Ph.D.  
Patricia Monahan

August 2021

[energy.ca.gov](https://energy.ca.gov) | [facebook.com/CAEnergy](https://facebook.com/CAEnergy) | [twitter.com/CAEnergy](https://twitter.com/CAEnergy) | [instagram.com/CAEnergy](https://instagram.com/CAEnergy)



scoggins



SEARCH RESULTS (836)

### GETTING STARTED

To find the site you are looking for, you can:

#### Use the Search Bar above

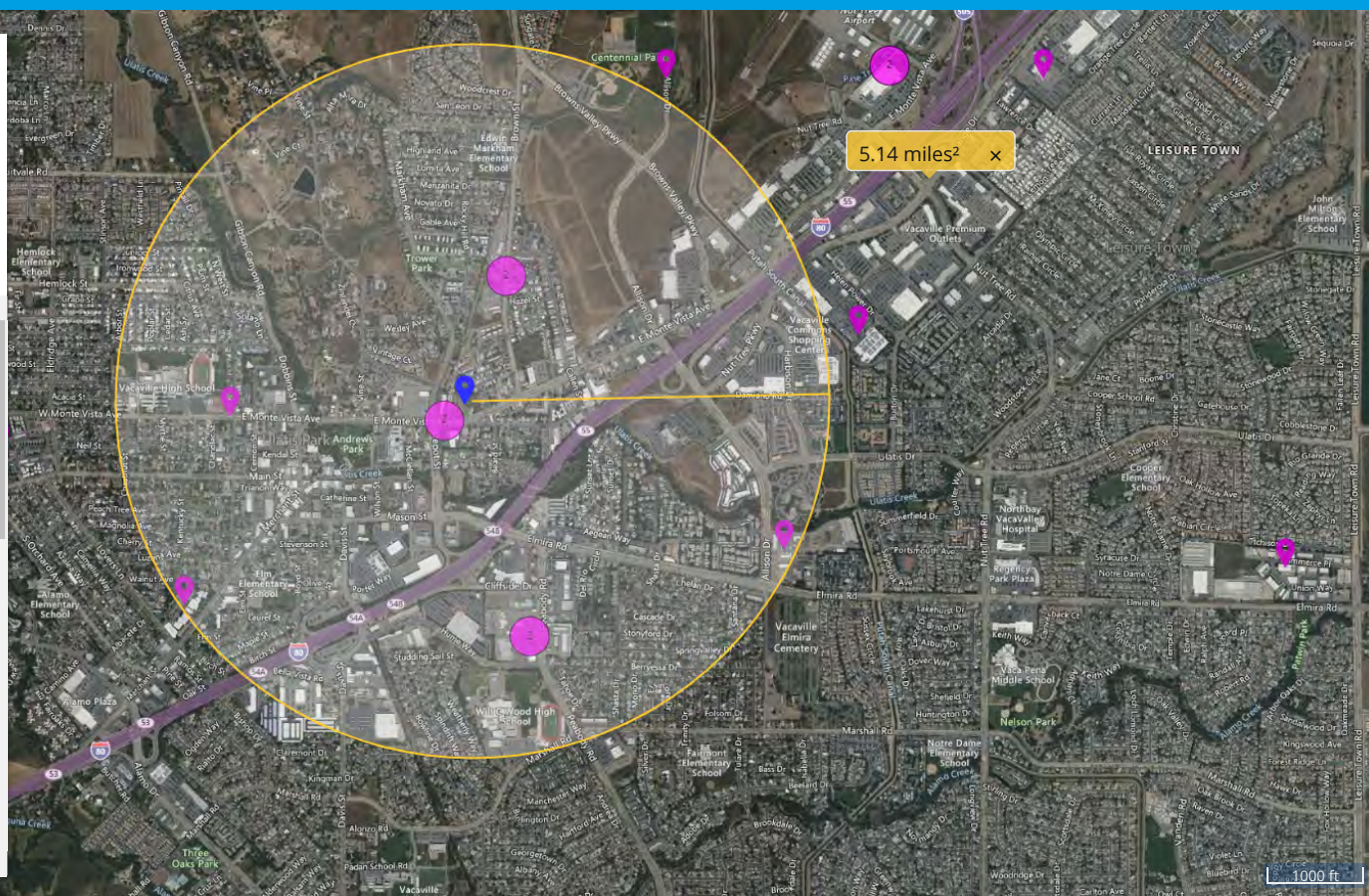
Enter any identifying information into the search bar above, and both the Results list and the map will populate with any relevant results. This is a general search and will return results for each word in the search bar.

OR

#### Manipulate the Map

Focus in on a specific location using a mouse and the zoom tools or click on a bubble and the map will zoom to the location.

#### ADDITIONAL HELP



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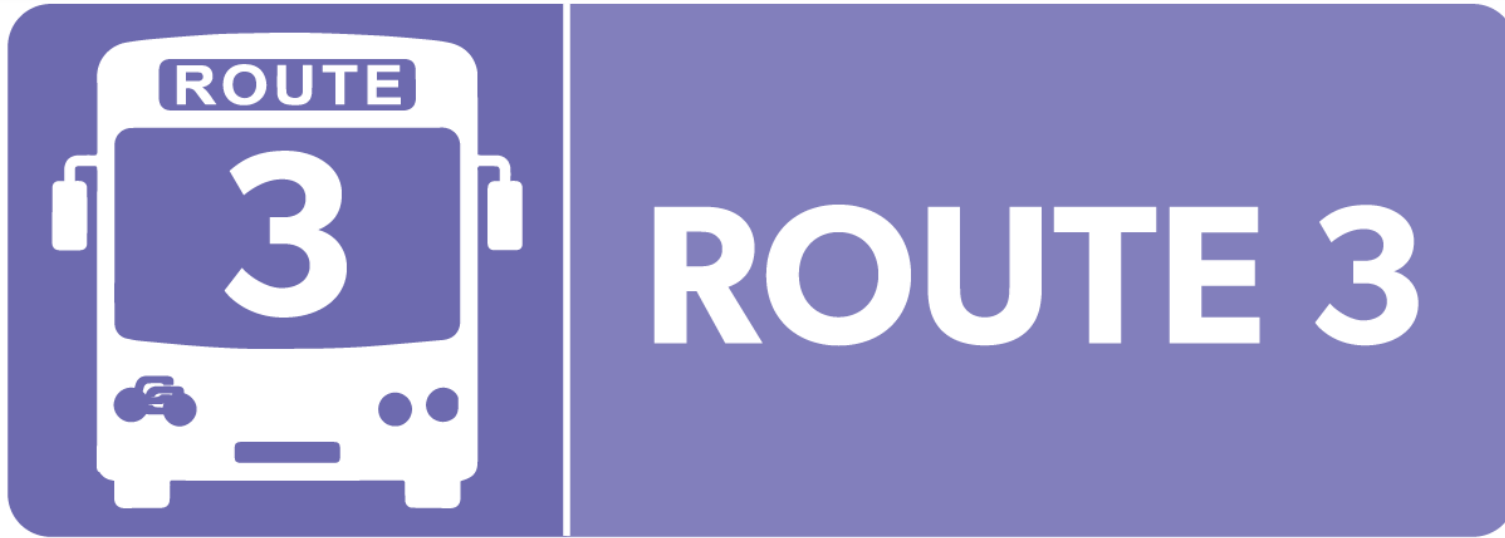
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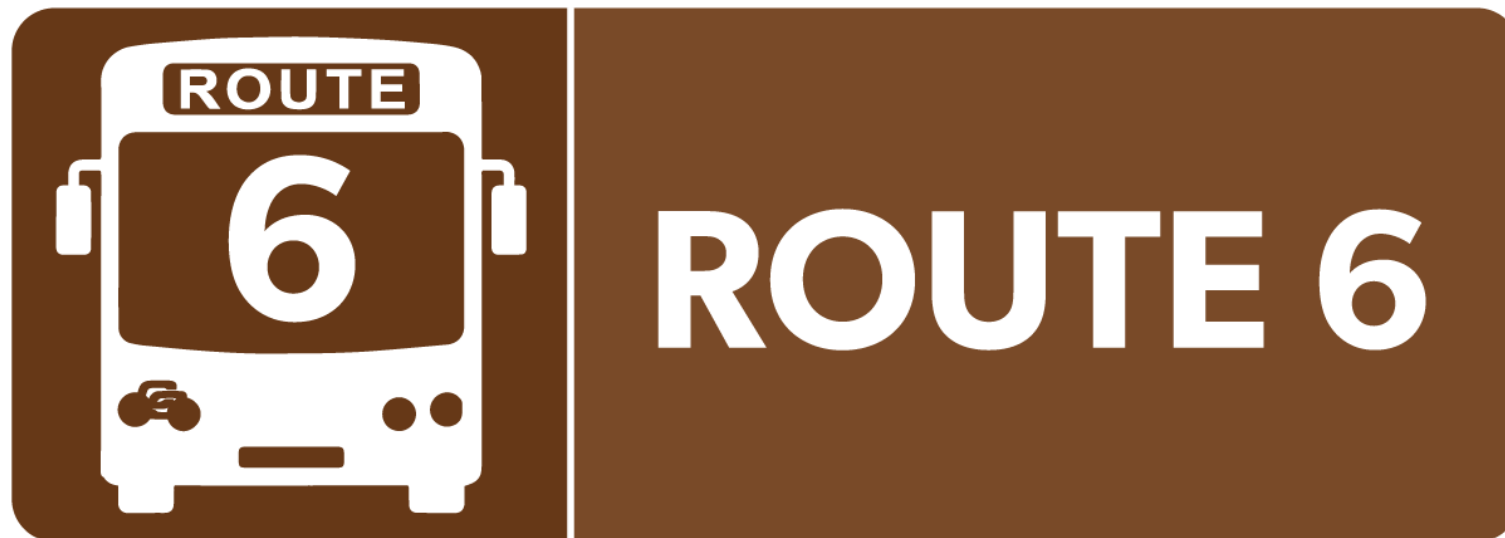
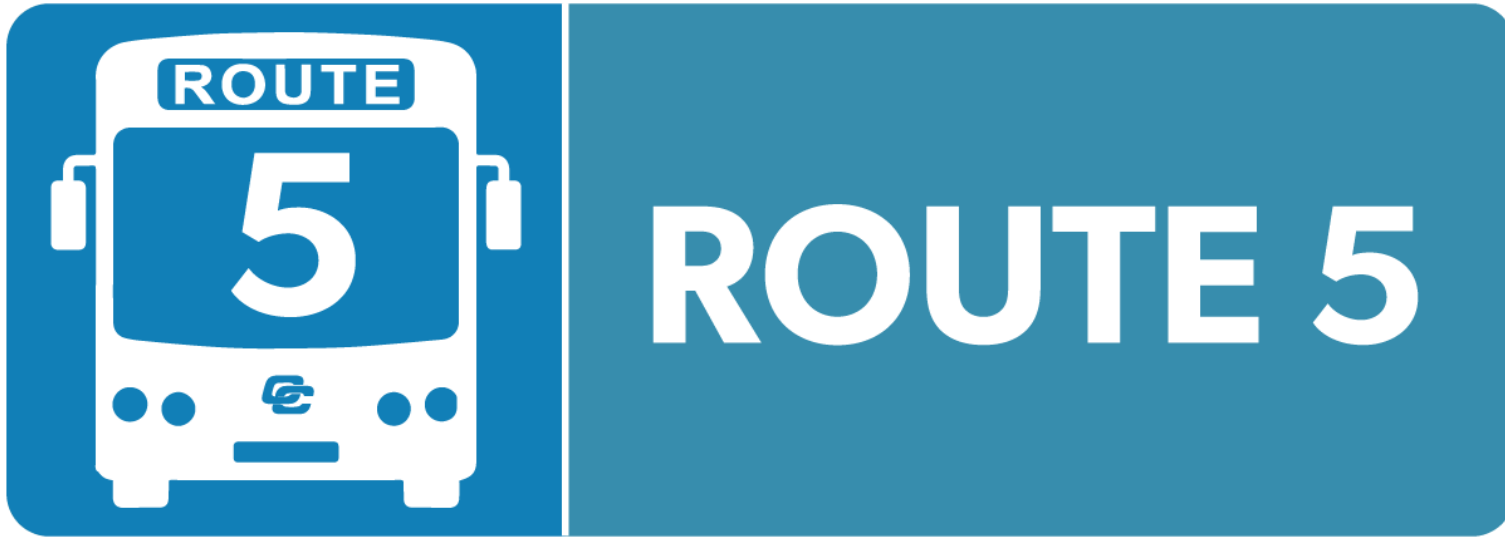
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Route 2 Schedule

M, T, W, TH, F

Transit Plaza	Tipperary Dr. / Longford Ln.	Browns Valley Rd. (In-Shape)	Wrentham Dr. / Browns Valley Rd.	Transit Plaza	Eldridge Ave. / Buck Ave.	Hemlock St. / N. Orchard Ave.	Jepson Middle School	Transit Plaza	Davis St. Park & Ride	Transit Plaza
7:30	7:37	7:41	7:46	7:55	7:59	8:02	8:05	8:11	8:14	8:20
8:05	8:12	8:16	8:21	8:30	8:34	8:37	8:40	8:46	8:49	8:55
8:30	8:37	8:41	8:46	8:55	8:59	9:02	9:05	9:11	9:14	9:20
							1:23	1:29	1:32	1:38
1:43	1:50	1:54	1:59	2:08						
1:10	1:17	1:21	1:26	1:35	1:39	1:42	1:45	1:51	1:54	2:00
2:10	2:17	2:21	2:26	2:35	2:39	2:42	2:45	2:51	2:54	3:00
							3:20	3:26	3:29	3:35
3:40	3:47	3:51	3:56	4:05						
3:10	3:17	3:21	3:26	3:35	3:39	3:42	3:45	3:51	3:54	4:00
4:10	4:17	4:21	4:26	4:35	4:39	4:42	4:45	4:51	4:54	5:00

FRIDAYS ONLY

M-TH ONLY



please call 707-449-6000

# CITY COACH HOLIDAY SCHEDULE

Bus service is not provided on the following Holidays:

Memorial Day

Independence Day

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### New Year's Day

## Saturday service operating hours will be provided on the following Holidays:

- President's Day
- Martin Luther King's Day
- Veteran's Day
- New Year's Eve
- The day following Thanksgiving

#### NEED ASSISTANCE?

Monday – Friday, 6:45 am to 6:45 pm  
 Saturday, 7:45am to 5:45pm  
 707-449-6000



#### ROUTES

- [ROUTE 2](#)
- [ROUTE 3](#)
- [ROUTE 4](#)
- [ROUTE 5](#)
- [ROUTE 6](#)
- [FARES](#)
- [PURCHASE LOCATIONS](#)

#### RIDER TOOLS

- [IDENTIFY BUS](#)
- [BEYOND VACAVILLE](#)
- [YOUTH TRANSPORTATION](#)
- [VIDEO RESOURCE LIBRARY](#)

#### TRANSIT UPDATES

- [REQUEST FOR PROPOSAL](#)
- [SERVICE UPDATES](#)
- [PROMOTIONS & NEWS](#)
- [TITLE VI PROGRAM](#)

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### COVID-19 GUIDELINES

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## **City of Vacaville**

# **2020 Amended Urban Water Management Plan**

**June 2021**

**Rev. June 2023**

**Adopted August 2023**

KJ Revised DRAFT EDITS – June 12, 2023

Prepared by:

City of Vacaville  
Utilities Department  
P.O. Box 220  
Elmira, CA 95625

dry year and multiple dry years has been increased above average year supply to balance the reduction in surface water supplies, but still within the constraints of the groundwater basin identified in Section 7.1.4 and within on projected capacity of current and future production wells.

### 7.2.5 Recycled Water

Because recycled water has not yet been developed as a source for the City, reliability cannot be based on prior years. However, once it is an active source, recycled water is projected to be fully reliable even in dry years as the City also owns and operate the wastewater treatment plant.

**Table 7-5. Basis of water year data (Recycled water) (DWR Table 7-1)**

Year Type	Supply Volume Available, AF	Percent of Average Supply
Average Year	745	100%
Single Dry Year	745	100%
5-Year Drought 1 <sup>st</sup> Year	745	100%
5-Year Drought 2 <sup>nd</sup> Year	745	100%
5-Year Drought 3 <sup>rd</sup> Year	745	100%
5-Year Drought 4 <sup>th</sup> Year	745	100%
5-Year Drought 5 <sup>th</sup> Year	745	100%

## 7.3 Water Service Reliability

This section compares projected water demand to available water supply during a normal year, a single dry year, and a five-consecutive-year drought. Projected water demands are presented in Section 4.3, and projected water supply availability is presented in Chapter 6.

Groundwater and surface water supplies are projected to meet or exceed projected water demands, even during extended drought conditions. Future water supply will be adequate to offset future water demands during a normal year, a single dry year, and a five-consecutive-year drought as illustrated in Table 7-6, Table 7-7, and Table 7-8.

**Table 7-6. Normal year supply and demand comparison, AF (DWR Table 7-2)**

	2025	2030	2035	2040	2045
<b>Supply Total</b>	27,512	30,148	32,039	33,850	34,535
<b>Demand Total</b>	18,620	19,719	20,886	22,125	23,439
<b>Difference</b>	<b>8,892</b>	<b>10,429</b>	<b>11,153</b>	<b>11,725</b>	<b>11,096</b>

**Table 7-7. Single dry year supply and demand comparison, AF (DWR Table 7-3)**

	2025	2030	2035	2040	2045
<b>Supply Total</b>	19,973	22,196	23,673	25,472	26,157
<b>Demand Total</b>	18,620	19,719	20,886	22,125	23,439
<b>Difference</b>	<b>1,353</b>	<b>2,477</b>	<b>2,787</b>	<b>3,347</b>	<b>2,718</b>

**Table 7-8. Multiple dry years supply and demand comparison, AF (DWR Table 7-4)**

		2025	2030	2035	2040	2045
<b>Year 1</b>	Supply totals	23,868	25,948	27,283	28,679	29,364
	Demand totals	18,620	19,719	20,886	22,125	23,439
	<b>Difference</b>	<b>5,248</b>	<b>6,229</b>	<b>6,397</b>	<b>6,554</b>	<b>5,925</b>
<b>Year 2</b>	Supply totals	21,671	23,751	25,086	26,215	26,900
	Demand totals	18,620	19,719	20,886	22,125	23,439
	<b>Difference</b>	<b>3,051</b>	<b>4,032</b>	<b>4,200</b>	<b>4,090</b>	<b>3,461</b>
<b>Year 3</b>	Supply totals	20,127	22,207	23,542	24,404	25,089
	Demand totals	18,620	19,719	20,886	22,125	23,439
	<b>Difference</b>	<b>1,507</b>	<b>2,488</b>	<b>2,656</b>	<b>2,279</b>	<b>1,650</b>
<b>Year 4</b>	Supply totals	20,859	22,939	24,274	24,869	25,554
	Demand totals	18,620	19,719	20,886	22,125	23,439
	<b>Difference</b>	<b>2,239</b>	<b>3,220</b>	<b>3,388</b>	<b>2,744</b>	<b>2,115</b>
<b>Year 5</b>	Supply totals	23,107	25,187	26,455	26,850	27,535
	Demand totals	18,620	19,719	20,886	22,125	23,439
	<b>Difference</b>	<b>4,487</b>	<b>5,468</b>	<b>5,569</b>	<b>4,725</b>	<b>4,096</b>

## 7.4 Regional Supply Reliability

In 2020, the majority of the City’s water supply came local water sources, with 77% of the City’s water coming from groundwater and the Solano Project. The remaining 23% consisted of State Water Project water and Settlement Water. The City continues to take actions to maximize use of local water resources and minimize the need to import water.

The City continues to develop groundwater production wells and rehabilitate existing wells to provide a reliable source of local groundwater. Development and rehabilitation will allow the City to maximize production of groundwater within the constraints developed under the regional Groundwater Sustainability Plan for sustainable management of groundwater.

The City also has a long-term contract with SID that provides increasing amounts of supply from the Solano Project over the next thirty years (Section 6.1.2), ensuring the City is using

# CITY OF VACAVILLE

CALIFORNIA



## ***FY 2023-24***

### ***OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM***



Adopted June 27, 2023



	<b>Amended 2021/22 Budgeted Full-Time</b>	<b>Amended 2022/23 Budgeted Full-Time</b>	<b>Proposed 2023/24 Budgeted Full-Time</b>
<b>COMMUNITY DEVELOPMENT DEPARTMENT Cont.</b>			
Senior Planner	2	2	2
Management Analyst I/II	0	1	1
Permit Technician	1	2	2
Plan Check Engineer	0	0	1
Planning Manager	1	1	1
Planning Technician	1	1	1
<b>Total</b>	<b>16</b>	<b>18</b>	<b>19</b>
<b>ECONOMIC DEVELOPMENT DEPARTMENT</b>			
Director of Economic Development Services	1	1	1
Economic Development Manager	1	1	1
<b>Total</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>FINANCE DEPARTMENT</b>			
Director of Finance	1	1	1
Assistant Director of Finance	0	0	1
Executive Assistant	1	1	1
Accountant I/II	2	2	2
Accounting Manager	1	1	1
Budget Manager	1	1	1
Budget Analyst	1	1	1
Buyer I/II	1	1	1
Finance Analyst	1	0	0
Finance Assistant I/II	9	9	9
Finance Supervisor	2	3	3
Finance Technician	4	5	5
Junior Accountant**	0	0	0
Management Analyst*	0	1	1
Senior Accountant	1	1	1
Water Service Rep I/II	2	2	2
Water Service Coordinator	1	1	1
<b>Total</b>	<b>28</b>	<b>30</b>	<b>31</b>
<i>*Previously Finance Analyst/**Reclassified to Finance Technician</i>			
<b>FIRE DEPARTMENT</b>			
Fire Chief	1	1	1
Executive Assistant	1	1	1
Code Compliance Technician I/II	3	3	3
Fire Battalion Chief	5	5	5
Fire Captain	15	16	16
Fire Deputy Chief	1	1	1
Fire Engineer / Fire Engineer Paramedic	15	15	15
Firefighter / Firefighter Paramedic	51	60	60
Fire Marshal	1	1	1
Fire Plans Examiner/Inspector	1	1	1
Fire Prevention Bureau Manager	0	0	0
Fire Prevention Specialist	2	2	2
Fire Safety Coordinator I/II	1	1	1
Administrative Technician	0	1	1
Management Analyst I/II	1	1	1
Office Assistant I/II	2	1	1
Sr. Code Compliance Technician	0	1	1
<b>Total</b>	<b>100</b>	<b>111</b>	<b>111</b>



# VACAVILLE POLICE DEPARTMENT

Organization Analysis and Performance Review

FINAL REPORT  
FEBRUARY 2018

PREPARED BY:  
**KREINS CONSULTING**



**Table 2. Staffing Allocation Chart**

<b>Budgeted Sworn</b>	<b>FY 07/08</b>	<b>FY 08/09</b>	<b>FY 09/10</b>	<b>FY 10/11</b>	<b>FY 11/12</b>	<b>FY 12/13</b>	<b>FY 13/14</b>	<b>FY 14/15</b>	<b>FY 15/16</b>	<b>FY 16/17</b>	<b>FY 17/18</b>
Police Chief	1	1	1	1	1	1	1	1	1	1	1
Captain								1	1	1	1
Lieutenants	5	5	5	4	4	3	3	3	4	4	4
Sergeants	16	16	16	13	13	13	13	13	13	13	13
Police Officers	94	94	94	85	82	80	79	78	78	82	83
<b>Authorized Sworn</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>103</b>	<b>100</b>	<b>97</b>	<b>96</b>	<b>96</b>	<b>97</b>	<b>101</b>	<b>102</b>
<b>Line Staff Assignments</b>											
Patrol*	56	56	52	52	46	46	46	50	50	51	51
Traffic	10	10	10	7	5	6	7	6	6	6	6
ISS	7	7	7	5	5	5	5	4	6	6	6
NET	4	4	4	4	4	4	4	4	4		
CST	7	7	7	4	4	4	3	4	4		
VICE										7	6
CRU (Grant)										2	2
YSS	4	4	4	4	4	4	4	4	4	4	4
FIRST/SVU	6	6	6	5	4	3	4	4	4	4	4
Safe Streets TF											1
Kaiser (Grant)										2	2
NC3TF (Grant)											1
<b>Total</b>	<b>94</b>	<b>94</b>	<b>90</b>	<b>81</b>	<b>72</b>	<b>72</b>	<b>73</b>	<b>76</b>	<b>78</b>	<b>82</b>	<b>83</b>
<b>Unfilled/Unassigned</b>			4	4	10	8	6	2			
Budgeted Civilian FTE	68	68	69	58	57	57	57	55	55	55	<b>58</b>
<b>Total Budgeted Police FTE</b>	<b>184</b>	<b>184</b>	<b>185</b>	<b>161</b>	<b>157</b>	<b>154</b>	<b>153</b>	<b>151</b>	<b>152</b>	<b>156</b>	<b>160</b>



**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
CENTRAL VALLEY REGION**

11020 Sun Center Drive, #200 Rancho Cordova, California 95670-6114  
Phone (916) 464-3291 • Fax (916) 464-4645  
<http://www.waterboards.ca.gov/centralvalley>

**ORDER R5-2019-0049  
NPDES NO. CA0077691**

**WASTE DISCHARGE REQUIREMENTS FOR THE  
CITY OF VACAVILLE  
EASTERLY WASTEWATER TREATMENT PLANT  
SOLANO COUNTY**

The following Discharger is subject to waste discharge requirements (WDR's) set forth in this Order:

**Table 1. Discharger Information**

<b>Discharger</b>	City of Vacaville
<b>Name of Facility</b>	Easterly Wastewater Treatment Plant
<b>Facility Address</b>	6040 Vaca Station Road
	Elmira, CA 95625
	Solano County

**Table 2. Discharge Location**

<b>Discharge Point</b>	<b>Effluent Description</b>	<b>Discharge Point Latitude (North)</b>	<b>Discharge Point Longitude (West)</b>	<b>Receiving Water</b>
001	Treated Wastewater	38° 20' 48"	121° 54' 06"	Old Alamo Creek

**Table 3. Administrative Information**

This Order was adopted on:	<b>7 June 2019</b>
This Order shall become effective on:	<b>1 August 2019</b>
This Order shall expire on:	<b>31 July 2024</b>
The Discharger shall file a Report of Waste Discharge as an application for reissuance of WDR's in accordance with title 23, California Code of Regulations, and an application for reissuance of a National Pollutant Discharge Elimination System (NPDES) permit no later than:	<b>1 August 2023</b>
The U.S. Environmental Protection Agency (U.S. EPA) and the California Regional Water Quality Control Board, Central Valley Region have classified this discharge as follows:	Major

I, Patrick Pulupa, Executive Officer, do hereby certify that this Order with all attachments is a full, true, and correct copy of the Order adopted by the California Regional Water Quality Control Board, Central Valley Region, on **7 June 2019**.

  
**PATRICK PULUPA**, Executive Officer

**ATTACHMENT F – FACT SHEET**

As described in section II.B of this Order, the Central Valley Water Board incorporates this Fact Sheet as findings of the Central Valley Water Board supporting the issuance of this Order. This Fact Sheet discusses the legal requirements and technical rationale that serve as the basis for the requirements of this Order.

This Order has been prepared under a standardized format to accommodate a broad range of discharge requirements for dischargers in California. Only those sections or subsections of this Order that are specifically identified as “not applicable” have been determined not to apply to this Discharger. Sections or subsections of this Order not specifically identified as “not applicable” are fully applicable to this Discharger.

**I. PERMIT INFORMATION**

The following table summarizes administrative information related to the Facility.

**Table F-1. Facility Information**

<b>WDID</b>	5A480105002
<b>CIWQS Facility Place ID</b>	222057
<b>Discharger</b>	City of Vacaville
<b>Name of Facility</b>	Easterly Wastewater Treatment Plant
<b>Facility Address</b>	6040 Vaca Station Road
	Elmira, CA 95625
	Solano County
<b>Facility Contact, Title and Phone</b>	Curtis Paxton, Director of Utilities, (707) 469-6400
<b>Authorized Person to Sign and Submit Reports</b>	Curtis Paxton, Director of Utilities, (707) 469-6400
<b>Mailing Address</b>	650 Merchant Street, Vacaville, CA 95688
<b>Billing Address</b>	Same as Mailing Address
<b>Type of Facility</b>	Publicly Owned Treatment Works (POTW)
<b>Major or Minor Facility</b>	Major
<b>Threat to Water Quality</b>	1
<b>Complexity</b>	A
<b>Pretreatment Program</b>	Yes
<b>Recycling Requirements</b>	Not Applicable
<b>Facility Permitted Flow</b>	15 million gallons per day (MGD), average dry weather flow
<b>Facility Design Flow</b>	15 MGD, average dry weather flow
<b>Watershed</b>	Cache Slough
<b>Receiving Water</b>	Old Alamo Creek
<b>Receiving Water Type</b>	Inland Surface Water

- A.** The City of Vacaville (hereinafter Discharger) is the owner and operator of the Easterly Wastewater Treatment Plant (hereinafter Facility), a POTW.

For the purposes of this Order, references to the “discharger” or “permittee” in applicable federal and state laws, regulations, plans, or policy are held to be equivalent to references to the Discharger herein.

- B.** The Facility discharges wastewater to Old Alamo Creek, a water of the United States and tributary of New Alamo Creek, Ulatis Creek, Cache Creek Slough, and the Sacramento-San Joaquin Delta within the Cache Slough watershed. The Discharger was previously regulated

by Order R5-2014-0072-01 and National Pollutant Discharge Elimination System (NPDES) Permit No. CA0077691 adopted on 6 June 2014 and amended on 9 October 2014 with an expiration date of 31 July 2019. Attachment B provides a map of the area around the Facility. Attachment C provides a flow schematic of the Facility.

- C. When applicable, state law requires dischargers to file a petition with the State Water Resources Control Board (State Water Board), Division of Water Rights and receive approval for any change in the point of discharge, place of use, or purpose of use of treated wastewater that decreases the flow in any portion of a watercourse. The State Water Board retains separate jurisdictional authority to enforce any applicable requirements under Water Code section 1211. This is not an NPDES permit requirement.
- D. The Discharger filed a Report of Waste Discharge (ROWD) and submitted an application for reissuance of its Waste Discharge Requirements (WDR's) and NPDES permit on 30 January 2019. The application was deemed complete on 7 March 2019. A site visit was conducted on 14 December 2018 to observe operations and collect additional data to develop permit limitations and requirements for waste discharge.
- E. Regulations at 40 C.F.R. section 122.46 limit the duration of NPDES permits to a fixed term not to exceed 5 years. Accordingly, Table 3 of this Order limits the duration of the discharge authorization. Under 40 C.F.R. section 122.6(d), states authorized to administer the NPDES program may administratively continue state-issued permits beyond their expiration dates until the effective date of the new permits, if state law allows it. Pursuant to California Code of Regulations (CCR), Title 23, section 2235.4, the terms and conditions of an expired permit are automatically continued pending reissuance of the permit if the Discharger complies with all federal NPDES requirements for continuation of expired permits.

## II. FACILITY DESCRIPTION

The Discharger provides sewerage service for the City of Vacaville and community of Elmira, and serves a population of approximately 100,220. The design average dry weather flow capacity of the Facility is 15 MGD.

### A. Description of Wastewater and Biosolids Treatment and Controls

The Discharger completed and commissioned a tertiary filtration unit in early 2015 to comply with CCR, Title 22, division 4, chapter 3 (Title 22) disinfection requirements, which are applicable during the dry season. The current treatment system at the Facility consists of headworks, primary sedimentation basins, aeration basins (nitrification and denitrification), secondary circular clarifiers, tertiary filtration via sand filters, a chlorination contact chamber, dechlorination facilities, a concrete-lined emergency storage basin, and flow equalization basins.

Sludge is anaerobically digested, dewatered using a belt filter press, then air-dried to produce biosolids, which are subsequently hauled to the Recology Landfill. The Facility produces an approximate average of 1,240 dry metric tons of dried biosolids annually. Transportation and disposal/reuse of the biosolids is regulated by U.S. EPA under 40 C.F.R. part 503.

### B. Discharge Points and Receiving Waters

1. The Facility is located in Section 19, T6N, R1E, MDB&M, as shown in Attachment B, a part of this Order.
2. Treated municipal wastewater is discharged at Discharge Point 001 to Old Alamo Creek, a water of the United States and tributary of New Alamo Creek, Ulatis Creek, Cache Creek Slough, and the Sacramento-San Joaquin Delta, at a point latitude 38° 20' 48" N and longitude 121° 54' 06" W.

## Utilities Administration

---

6040 Vaca Station Road  
Elmira, CA 95625

**Phone**

**(707) 469-6400**

**Fax**

**(707) 469-6480**

**Email Utilities**

## WASTEWATER TREATMENT

Wastewater from homes and businesses throughout the City is collected and sent through a network of sewer lines to the Easterly Wastewater Treatment Plant. At the treatment plant, City staff work to remove as many pollutants from the wastewater as possible. This is important to minimize the risk to public health and the impact on the environment.

Utilities Wastewater Operations is responsible for the operation and oversight of the City of Vacaville's Easterly Wastewater Treatment Plant. The plant is a 24/7 industrial facility that uses complex processes to treat wastewater before it is released into Alamo Creek, treating an average of 7.5 million gallons of wastewater each day. The plant operates under a National Pollutant Discharge Elimination System (NPDES) permit issued and regulated by the Central Valley Regional Water Quality Control Board to provide Title 22 tertiary level treatment. Over 2.5 billion gallons of wastewater were successfully treated in 2022 without a NPDES violation.

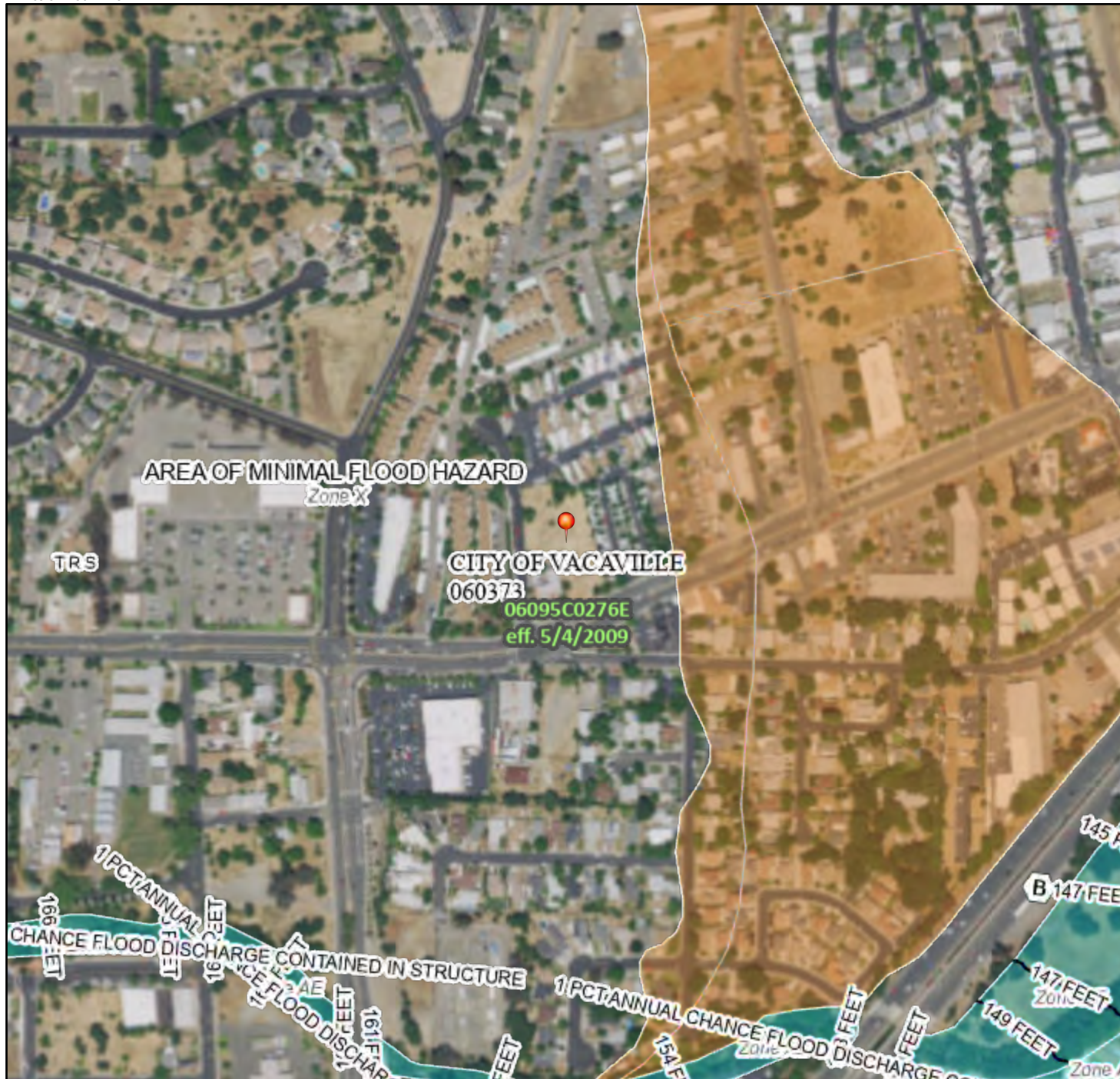
From May 1 to October 31, the Easterly plant is required to produce Title 22 recycled water. The City adopted a Recycled Water Master Plan in 2021, which opens up opportunities to increase the region's water supply with a sustainable and reliable alternative to surface water and groundwater.

English

# National Flood Hazard Layer FIRMMette



121°59'5"W 38°21'49"N



121°58'28"W 38°21'21"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |   |   |
|---|---|
| <p><b>SPECIAL FLOOD HAZARD AREAS</b></p>  | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Without Base Flood Elevation (BFE)<br/><i>Zone A, V, A99</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black;"></span> Regulatory Floodway</li> </ul>   |
| <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, grey 2px, grey 4px); border: 1px solid black;"></span> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, grey 2px, grey 4px); border: 1px solid black;"></span> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, grey 2px, grey 4px); border: 1px solid black;"></span> Area with Flood Risk due to Levee <i>Zone D</i></li> </ul> |
| <p><b>OTHER AREAS</b></p>                 | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px solid blue;"></span> Effective LOMRs</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightorange; border: 1px solid black;"></span> Area of Undetermined Flood Hazard <i>Zone D</i></li> </ul>  |
| <p><b>GENERAL STRUCTURES</b></p>          | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black;"></span> Channel, Culvert, or Storm Sewer</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed grey;"></span> Levee, Dike, or Floodwall</li> </ul>  |
| <p><b>OTHER FEATURES</b></p>              | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> <b>B</b> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black;"></span> 17.5 Coastal Transect</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> Base Flood Elevation Line (BFE)</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid red;"></span> Limit of Study</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid yellow;"></span> Jurisdiction Boundary</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black;"></span> Coastal Transect Baseline</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue;"></span> Profile Baseline</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue;"></span> Hydrographic Feature</li> </ul>   |
| <p><b>MAP PANELS</b></p>                  | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; border-style: dashed;"></span> Digital Data Available</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black; border-style: dashed;"></span> No Digital Data Available</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black;"></span> Unmapped</li> </ul>  |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/12/2023 at 4:49 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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## Health & Social Services



# Welcome to the Solano County Department of Health and Social Services Website!

We are proud to provide services that focus on our customers, you, and that deal with the whole person. It is important to us that we safeguard the physical, emotional, and social well being of the people of Solano County. We are committed to working closely with you, finding out what you need, and providing quality services that ensure you are treated with respect. Our services are accessible to residents throughout Solano County and we encourage our County's residents to adopt healthier lifestyles.

Our award-winning, integrated services are designed to work collaboratively with the community and our partners to make Solano County the best place to live, learn and play.

Jerry Huber, Director of Solano County Health and Social Services

### Coronavirus (COVID-19) Updates

For the most updated information about Coronavirus (COVID-19) please visit <http://solanocounty.com/depts/ph/ncov.asp>.

## About the Organization

Solano County Health and Social Services Department was created by the Board of Supervisors in 1992. The Department employs over 1,262 employees working in 22 offices throughout Solano County and is organized by seven program service areas.

From time to time the Department issues Requests for Proposals for bidders to provide consultation, social or health services. Please click here to view the [County's newest Requests for Proposals](#).

**TABLE 3.12-11  
ROADWAY SEGMENT LEVEL OF SERVICE – PEAK FLOW DIRECTION  
CUMULATIVE (2035) AND CUMULATIVE PLUS PROJECT**

Roadway	From	To	Classification	Directional Capacity <sup>a</sup>		Cumulative (2035)		Cumulative plus Project		Change <sup>c</sup>	
				LOS C	LOS D	AM	PM	AM	PM	AM	PM
East Monte Vista Avenue	County Airport Rd	Vaca Valley Parkway	2-Lane Arterial	900	1,013	143	879	147	889	4	10
						<i>0.16</i>	<i>0.98</i>	<i>0.16</i>	<i>0.99</i>	<i>0.00</i>	<i>0.01</i>
	Nut Tree Rd	County Airport Rd	4-Lane Arterial	1,500	1,688	246	1,252	325	1,266	79	14
						<i>0.15</i>	<i>0.74</i>	<i>0.19</i>	<i>0.75</i>	<i>0.05</i>	<i>0.01</i>
Vaca Valley Parkway	East Monte Vista Ave	I-505 SB Ramps	4-Lane Arterial <sup>b</sup>	1,500	1,688	1,213	1,539	1,332	1,545	109	6
						<i>0.72</i>	<i>0.91</i>	<i>0.78</i>	<i>0.92</i>	<i>0.06</i>	<i>0.01</i>
	I-505 SB Ramps	I-505 NB Ramps	4-Lane Arterial <sup>b</sup>	1,500	1,688	1,301	<b>2,135</b>	1,308	<b>2,140</b>	7	5
						<i>0.77</i>	<b>1.26</b>	<i>0.77</i>	<b>1.27</b>	<i>0.00</i>	<i>0.01</i>

a Calculated LOS C Directional Capacity based on assumed splits: 60%/40% Local Streets; 55%/45% Freeway. Calculated Directional Capacity = LOS C/0.8 and Calculated LOS D Capacity = Directional Capacity/0.9.

b Vaca Valley Parkway to be expanded to a 4-Lane Arterial under Cumulative (2035) conditions.

c Represents the change in volumes and volume-to-capacity ratio relative to Cumulative conditions.

SOURCE: ESA, 2013.



**NUT TREE AIRPORT Noise Impact 2000**







BUREAU OF RECLAMATION

MENU

# PROJECTS & FACILITIES

*Reclamation / Projects & Facilities / Projects / Solano Project*

PROJECTS & FACILITIES

## Solano Project



State: California

Region: California-Great Basin Region

### Related Documents

Solano Project History (67 KB)

### Related Facilities

Select a Dam ▼

### Related Links

California Data Exchange Center Reservoir

Levels for Lake Berryessa

Palmer Drought Index Map

Upper Putah

Lower Sacramento

Central California Area Office

Monticello Dam

Putah Diversion Dam

Terminal Dam  
 Lake Berryessa (Recreation)  
 Spring and Summer (NRCS)  
 Mountain Snowpack Maps for Great Basin and  
 California  
 Putah Creek near Winters, California (USGS)

General	History	Construction	Plan	Overview	Other
---------	---------	--------------	------	----------	-------

## GENERAL

The Solano Project is mostly in Solano County, California, bordering the northeast extremity of San Francisco Bay. Lake Berryessa, the reservoir area behind Monticello Dam is in Napa County. Monticello Dam is the main project feature. Other important features are Putah Diversion Dam, Putah South Canal with a small terminal reservoir, and the necessary wasteways, laterals and drainage works.

The project was designed to irrigate approximately 96,000 acres of land. In 1992 the total irrigated area was 71,445 acres. The project also furnishes municipal and industrial water to the principal cities of Solano County. Putah Creek is the source of water for the Solano Project.

The drainage basin, comprising 576 square miles above Monticello Dam, lies to the Northwest of Solano County on the eastern slope of the Coast Range in Napa and Lake counties. In late summer the stream has little or no flow; in winter the runoff occurs almost immediately after precipitation due to the absence of snow- pack and appreciable ground-water storage in the upper watershed.

## Contact

### OWNER

**Title:** Area Office Manager  
**Organization:** Central California Area Office  
**Address:** 7794 Folsom Dam Road

### OPERATOR

**Title:** Area Office Manager  
**Organization:** Central California Area Office  
**Address:** 7794 Folsom Dam Road

**City:** Folsom, CA 95630  
**Phone:** 916-537-7100

**City:** Folsom, CA 95630  
**Phone:** 916-537-7100

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## QuickFacts

### Vacaville city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

#### Table

PEOPLE	
<b>Population</b>	
Population Estimates, July 1, 2022, (V2022)	101,918
Population estimates base, April 1, 2020, (V2022)	102,386
<b>Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)</b>	<b>-0.5%</b>
Population, Census, April 1, 2020	102,386
Population, Census, April 1, 2010	92,428
<b>Age and Sex</b>	
Persons under 5 years, percent	5.9%
Persons under 18 years, percent	22.0%
Persons 65 years and over, percent	14.4%
Female persons, percent	47.8%
<b>Race and Hispanic Origin</b>	
White alone, percent	63.1%
Black or African American alone, percent (a)	9.4%
American Indian and Alaska Native alone, percent (a)	0.8%
Asian alone, percent (a)	9.2%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.8%
Two or More Races, percent	9.9%
Hispanic or Latino, percent (b)	25.7%
White alone, not Hispanic or Latino, percent	48.3%
<b>Population Characteristics</b>	
Veterans, 2017-2021	8,729
Foreign born persons, percent, 2017-2021	11.9%
<b>Housing</b>	
Housing units, July 1, 2022, (V2022)	X
Owner-occupied housing unit rate, 2017-2021	65.0%
Median value of owner-occupied housing units, 2017-2021	\$474,700
Median selected monthly owner costs -with a mortgage, 2017-2021	\$2,479
Median selected monthly owner costs -without a mortgage, 2017-2021	\$619
Median gross rent, 2017-2021	\$1,942
Building permits, 2022	X
<b>Families &amp; Living Arrangements</b>	
Households, 2017-2021	33,457
Persons per household, 2017-2021	2.84
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	86.0%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	19.8%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2017-2021	96.6%
Households with a broadband Internet subscription, percent, 2017-2021	95.2%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	90.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	25.0%
<b>Health</b>	
With a disability, under age 65 years, percent, 2017-2021	6.7%
Persons without health insurance, under age 65 years, percent	4.3%

**Economy**

In civilian labor force, total, percent of population age 16 years+,	
In civilian labor force, female, percent of population age 16 years+	Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)
Total accommodation and food services sales, 2017 (\$1,000) (c)	251,048
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	1,105,308
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	66,547
Total retail sales, 2017 (\$1,000) (c)	1,798,652
Total retail sales per capita, 2017 (c)	\$18,066

**Transportation**

Mean travel time to work (minutes), workers age 16 years+, 2017-2021	28.8
--	------

**Income & Poverty**

Median household income (in 2021 dollars), 2017-2021	\$97,683
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$40,209
Persons in poverty, percent	⚠ 6.9%


**BUSINESSES****Businesses**


Total employer establishments, 2021	X
Total employment, 2021	X
Total annual payroll, 2021 (\$1,000)	X
Total employment, percent change, 2020-2021	X
Total nonemployer establishments, 2020	X
All employer firms, Reference year 2017	1,402
Men-owned employer firms, Reference year 2017	704
Women-owned employer firms, Reference year 2017	214
Minority-owned employer firms, Reference year 2017	S
Nonminority-owned employer firms, Reference year 2017	739
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	1,021

**GEOGRAPHY****Geography**

Population per square mile, 2020	3,427.7
Population per square mile, 2010	3,257.7
Land area in square miles, 2020	29.87
Land area in square miles, 2010	28.37
FIPS Code	0681554

**Value Notes**

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. ] Click the Quick Info  icon to the left of each row in T/ learn about sampling error.

In Vintage 2022, as a result of the formal request from the state, Connecticut transitioned from eight counties to nine planning regions. For more details, please see the Vintage 2022 release notes available here: [Release Notes](#).

The vintage year (e.g., V2022) refers to the final year of the series (2020 thru 2022). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2017-2021 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2021 5-year ACS Comparison Guidance](#) page.


**Fact Notes**

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

**Value Flags**

- D** Suppressed to avoid disclosure of confidential information
- F** Fewer than 25 firms
- FN** Footnote on this item in place of data
- NA** Not available
- S** Suppressed; does not meet publication standards
- X** Not applicable
- Z** Value greater than zero but less than half unit of measure shown
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open end
- N** Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

## Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft<sup>2</sup> - hr - people and 10,000 BTU/ft<sup>2</sup> - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="2999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDROPI)	<input type="text"/>

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	437.03
ASD for Thermal Radiation for Buildings (ASDBPU)	83.54
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

**For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)**

## Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

## Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)



# Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1199"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="232.57"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="298.29"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="54.68"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)

# Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="599"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="184.89"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="223.40"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="39.67"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

# Acceptable Separation Distance Assessment Tool

Is the container above ground? **Yes:**  **No:**

Is the container under pressure? **Yes:**  **No:**

Does the container hold a cryogenic liquified gas? **Yes:**  **No:**

Is the container diked? **Yes:**  **No:**

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

**Calculate Acceptable Separation Distance**

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

ASD for Thermal Radiation for People (ASDPPU)

ASD for Thermal Radiation for Buildings (ASDBPU)

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

# Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="5999"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="396.03"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="583.37"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="115.11"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options](#)



Search By Keyword

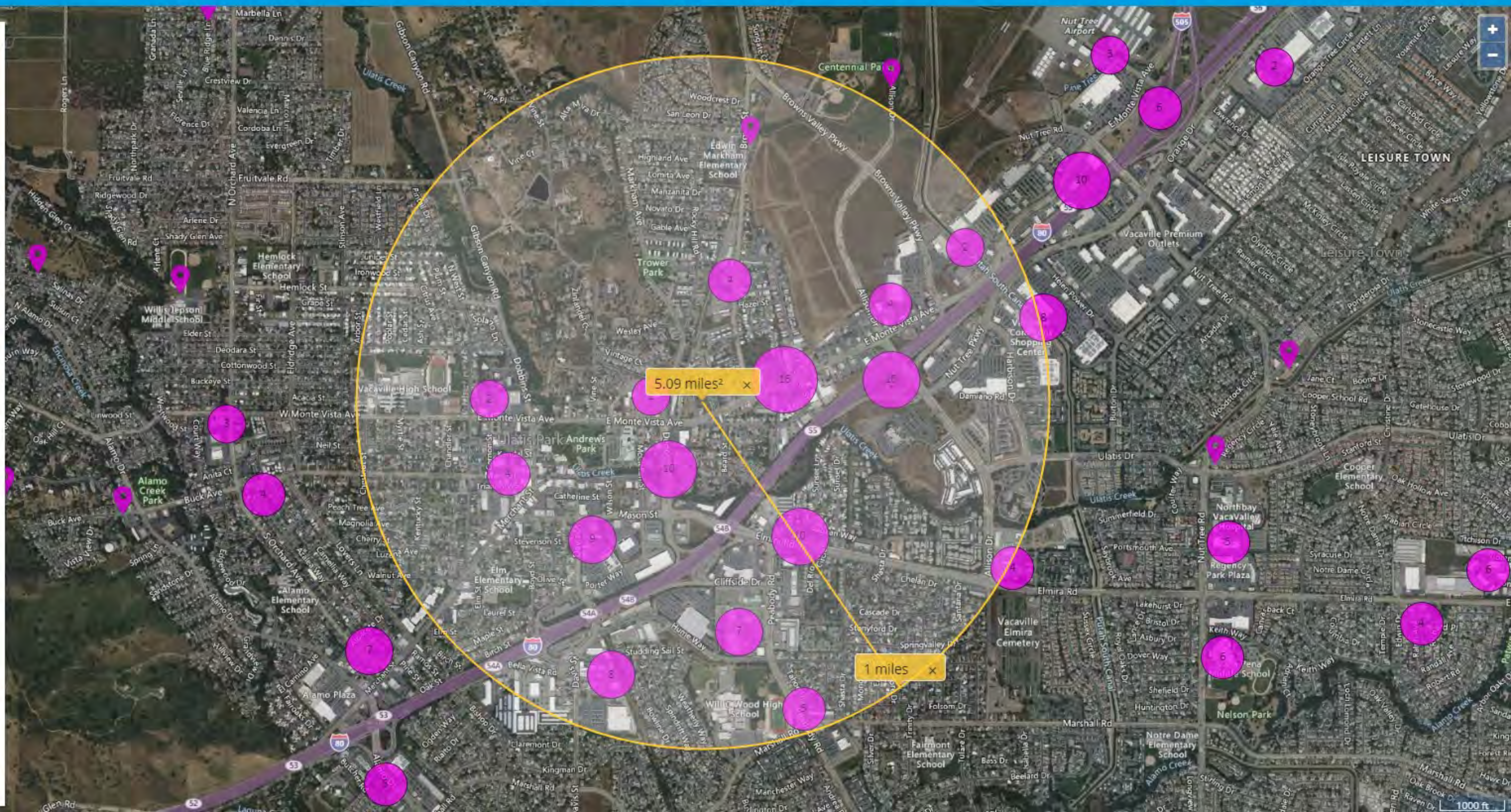
SEARCH RESULTS (175)

**Measure Tool**  
Select the line, circle, or polygon tool below and then click the map to measure your first point - double-click to complete the measurement.

LINE CIRCLE POLYGON

miles<sup>2</sup>

CLEAR MEASUREMENTS



1. Introduction  
2. Methodology  
3. Results  
4. Discussion  
5. Conclusion

1.1. Background  
1.2. Objectives  
1.3. Scope

2.1. Data Collection  
2.2. Data Analysis  
2.3. Statistical Methods

3.1. Descriptive Statistics  
3.2. Inferential Statistics  
3.3. Regression Analysis

4.1. Interpretation of Results  
4.2. Limitations  
4.3. Future Research

5.1. Summary  
5.2. Recommendations  
5.3. Acknowledgments

References  
Bibliography

Appendix A  
Appendix B  
Appendix C

Appendix D  
Appendix E  
Appendix F

Appendix G  
Appendix H  
Appendix I

Appendix J  
Appendix K  
Appendix L

Appendix M  
Appendix N  
Appendix O

Appendix P  
Appendix Q  
Appendix R

Appendix S  
Appendix T  
Appendix U

Appendix V  
Appendix W  
Appendix X

Appendix Y  
Appendix Z  
Appendix AA







Road # 1 Name:

East Monte Vista Avenue

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

39

Distance to Stop Sign

55

Average Speed

30

Average Daily Trips (ADT)

21100

Night Fraction of ADT

15

Road Gradient (%)

Vehicle DNL

60

0

0

Calculate Road #1 DNL

60

Reset

Add Road Source

Add Rail Source



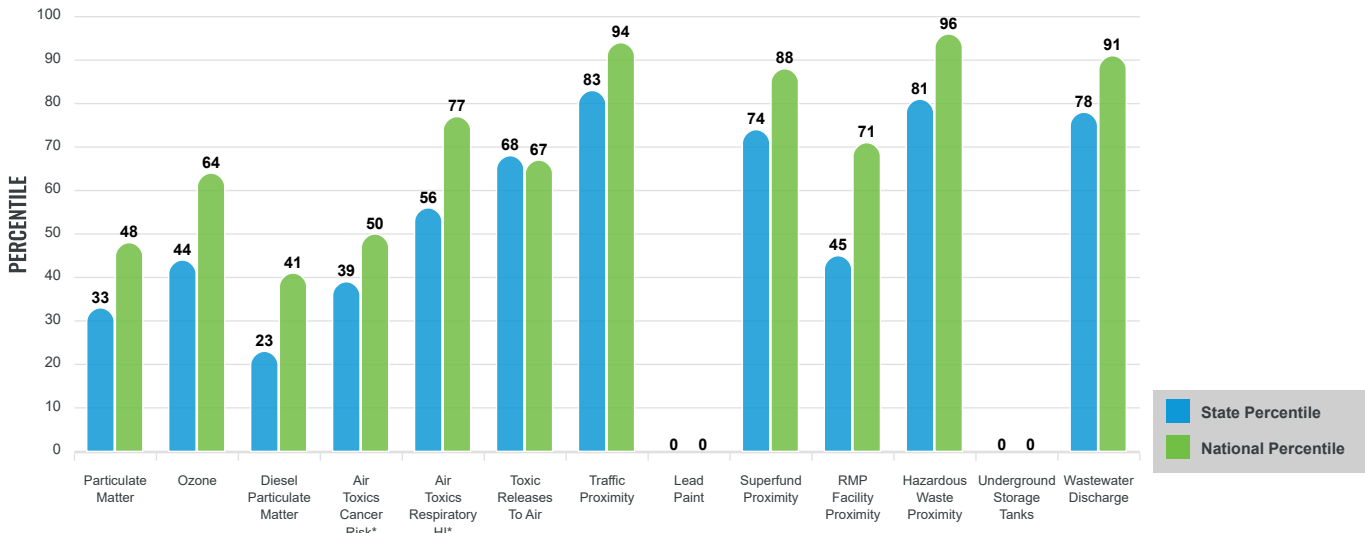
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

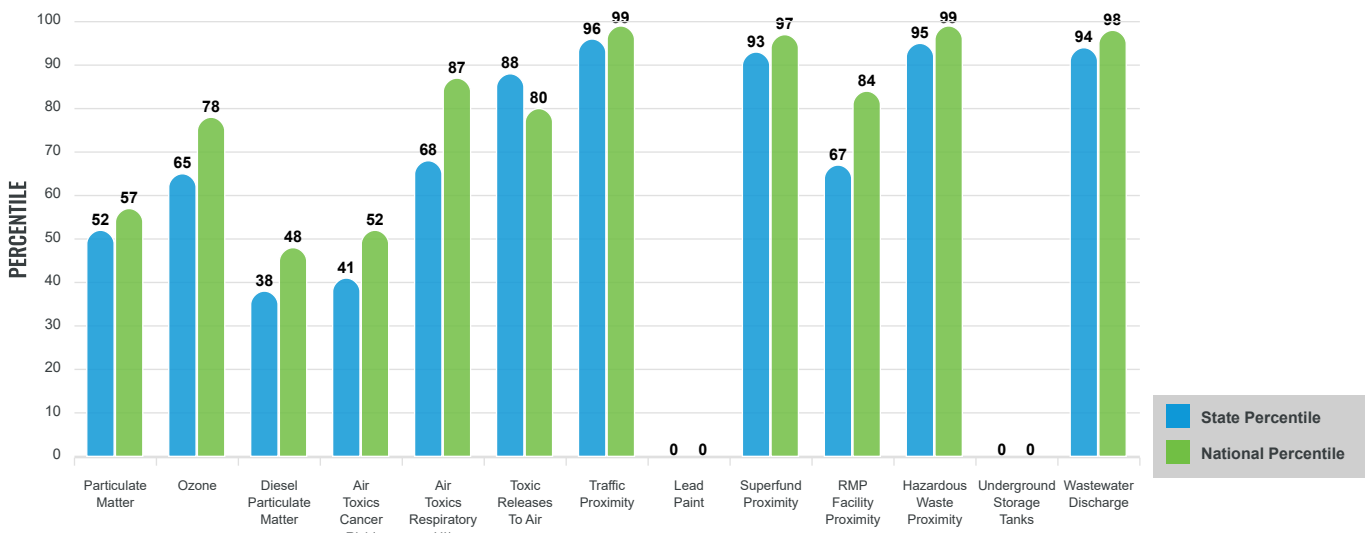
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for Blockgroup: 060952532084

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter (µg/m <sup>3</sup> )	6.76	8.65	15	8.08	16
Ozone (ppb)	58.3	65.9	22	61.6	26
Diesel Particulate Matter (µg/m <sup>3</sup> )	0.0878	0.26	10	0.261	12
Air Toxics Cancer Risk* (lifetime risk per million)	20	27	3	25	5
Air Toxics Respiratory HI*	0.3	0.34	17	0.31	31
Toxic Releases to Air	150	780	42	4,600	28
Traffic Proximity (daily traffic count/distance to road)	280	510	61	210	82
Lead Paint (% Pre-1960 Housing)	0	0.31	0	0.3	0
Superfund Proximity (site count/km distance)	0.086	0.17	51	0.13	61
RMP Facility Proximity (facility count/km distance)	0.12	0.57	24	0.43	35
Hazardous Waste Proximity (facility count/km distance)	5.3	5.9	57	1.9	90
Underground Storage Tanks (count/km <sup>2</sup> )	0	1.5	0	3.9	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.011	4	51	22	68
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	72%	45%	89	35%	91
Supplemental Demographic Index	41%	15%	99	14%	98
People of Color	98%	61%	93	39%	95
Low Income	46%	28%	80	31%	76
Unemployment Rate	0%	7%	0	6%	0
Limited English Speaking Households	77%	9%	99	5%	99
Less Than High School Education	63%	16%	99	12%	99
Under Age 5	13%	6%	94	6%	93
Over Age 64	4%	16%	8	17%	7
Low Life Expectancy	18%	18%	55	20%	36

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

**Sites reporting to EPA within defined area:**

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	1
Air Pollution .....	0
Brownfields .....	0
Toxic Release Inventory .....	0

**Other community features within defined area:**

Schools .....	2
Hospitals .....	0
Places of Worship .....	0

**Other environmental data:**

Air Non-attainment .....	Yes
Impaired Waters .....	No

Selected location contains American Indian Reservation Lands* .....	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community .....	No
Selected location contains an EPA IRA disadvantaged community .....	Yes

Report for Blockgroup: 060952532084

## EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	18%	18%	55	20%	36
Heart Disease	4.8	5.2	42	6.1	24
Asthma	10.7	9.5	83	10	73
Cancer	4.7	5.3	42	6.1	21
Persons with Disabilities	5.6%	10.9%	9	13.4%	6

CLIMATE INDICATORS					
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	6%	13%	53	12%	50
Wildfire Risk	100%	30%	89	14%	97

CRITICAL SERVICE GAPS					
INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	4%	10%	31	14%	22
Lack of Health Insurance	12%	7%	82	9%	74
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for Blockgroup: 060952532084



# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Vacaville, CA

Blockgroup: 060952532083

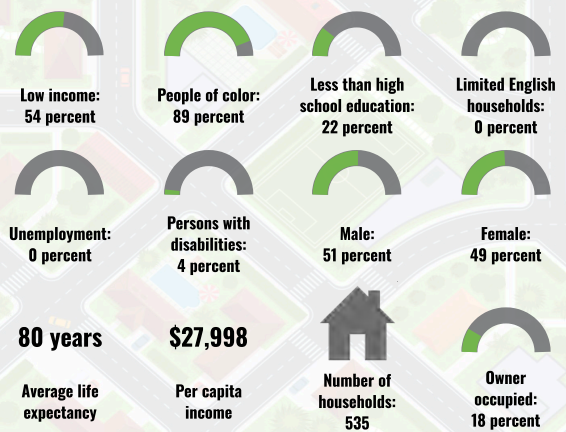
Population: 1,845

Area in square miles: 0.09

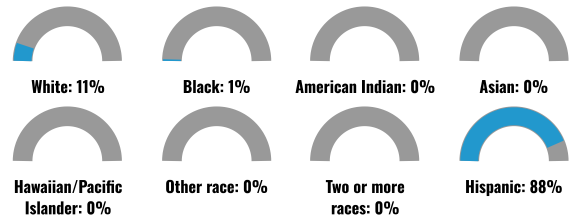
A3 Landscape



### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	47%
Spanish	51%
Other Asian and Pacific Island	1%
Total Non-English	53%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

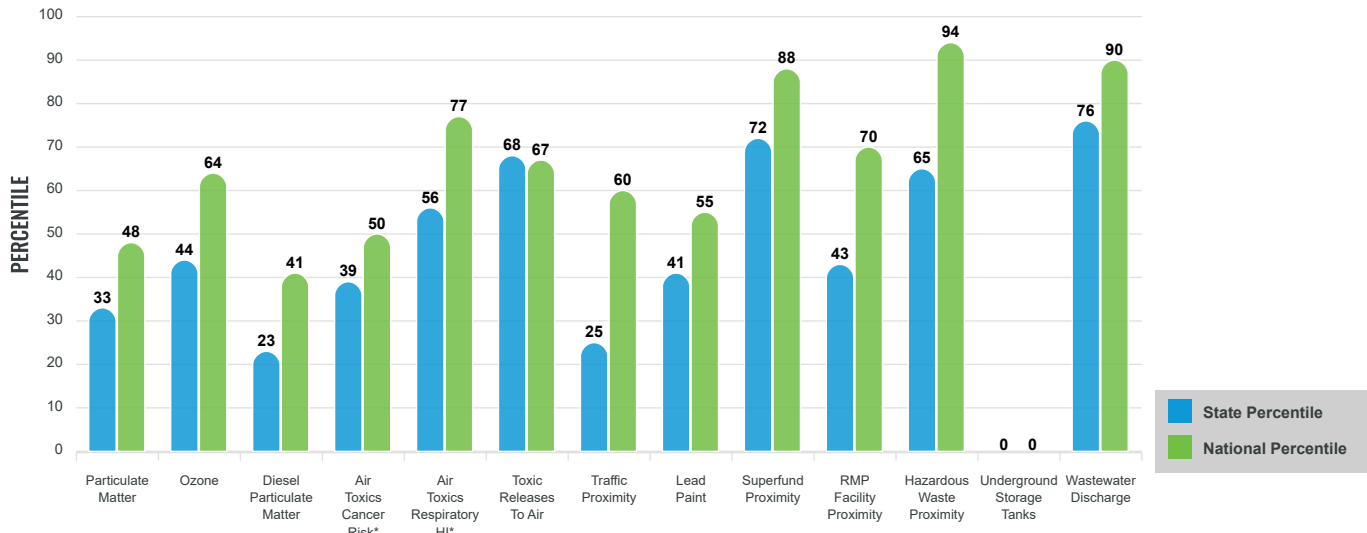
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

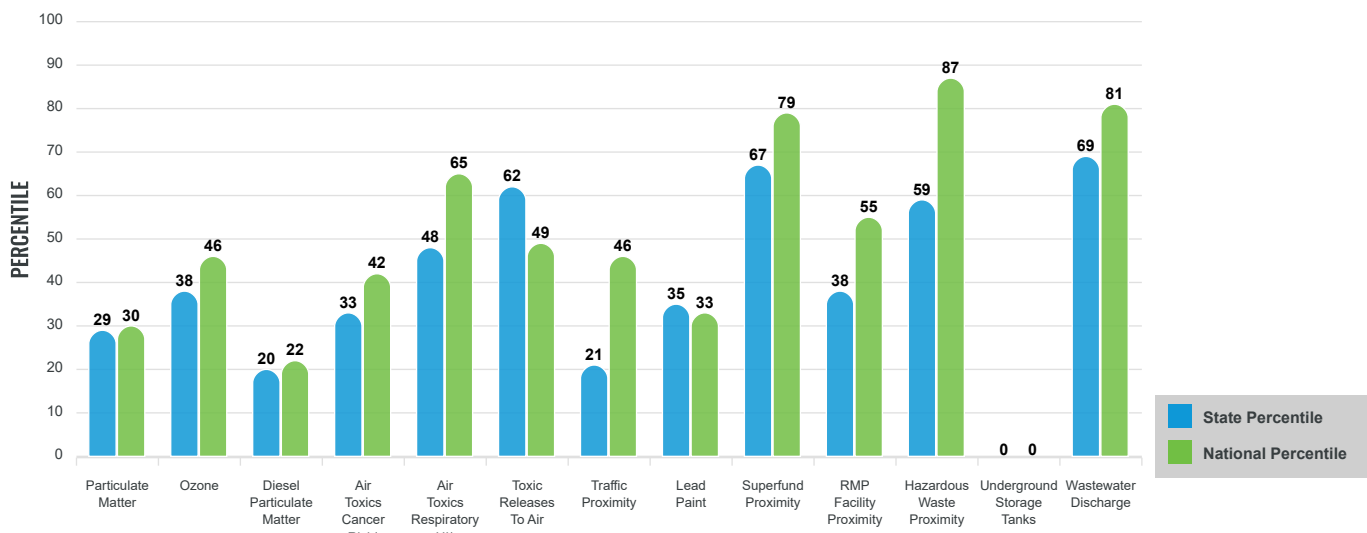
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for Blockgroup: 060952532083

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter (µg/m <sup>3</sup> )	6.76	8.65	15	8.08	16
Ozone (ppb)	58.3	65.9	22	61.6	26
Diesel Particulate Matter (µg/m <sup>3</sup> )	0.0878	0.26	10	0.261	12
Air Toxics Cancer Risk* (lifetime risk per million)	20	27	3	25	5
Air Toxics Respiratory HI*	0.3	0.34	17	0.31	31
Toxic Releases to Air	150	780	42	4,600	28
Traffic Proximity (daily traffic count/distance to road)	23	510	11	210	26
Lead Paint (% Pre-1960 Housing)	0.022	0.31	20	0.3	19
Superfund Proximity (site count/km distance)	0.082	0.17	49	0.13	60
RMP Facility Proximity (facility count/km distance)	0.11	0.57	22	0.43	33
Hazardous Waste Proximity (facility count/km distance)	3.2	5.9	39	1.9	82
Underground Storage Tanks (count/km <sup>2</sup> )	0	1.5	0	3.9	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.0073	4	49	22	65
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	72%	45%	89	35%	91
Supplemental Demographic Index	19%	15%	70	14%	75
People of Color	89%	61%	79	39%	88
Low Income	54%	28%	87	31%	84
Unemployment Rate	0%	7%	0	6%	0
Limited English Speaking Households	0%	9%	0	5%	0
Less Than High School Education	22%	16%	71	12%	83
Under Age 5	11%	6%	89	6%	88
Over Age 64	1%	16%	0	17%	0
Low Life Expectancy	18%	18%	55	20%	36

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

**Sites reporting to EPA within defined area:**

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	0
Air Pollution .....	0
Brownfields .....	0
Toxic Release Inventory .....	0

**Other community features within defined area:**

Schools .....	0
Hospitals .....	0
Places of Worship .....	0

**Other environmental data:**

Air Non-attainment .....	Yes
Impaired Waters .....	No

Selected location contains American Indian Reservation Lands* .....	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community .....	No
Selected location contains an EPA IRA disadvantaged community .....	No

Report for Blockgroup: 060952532083



## EJScreen Environmental and Socioeconomic Indicators Data

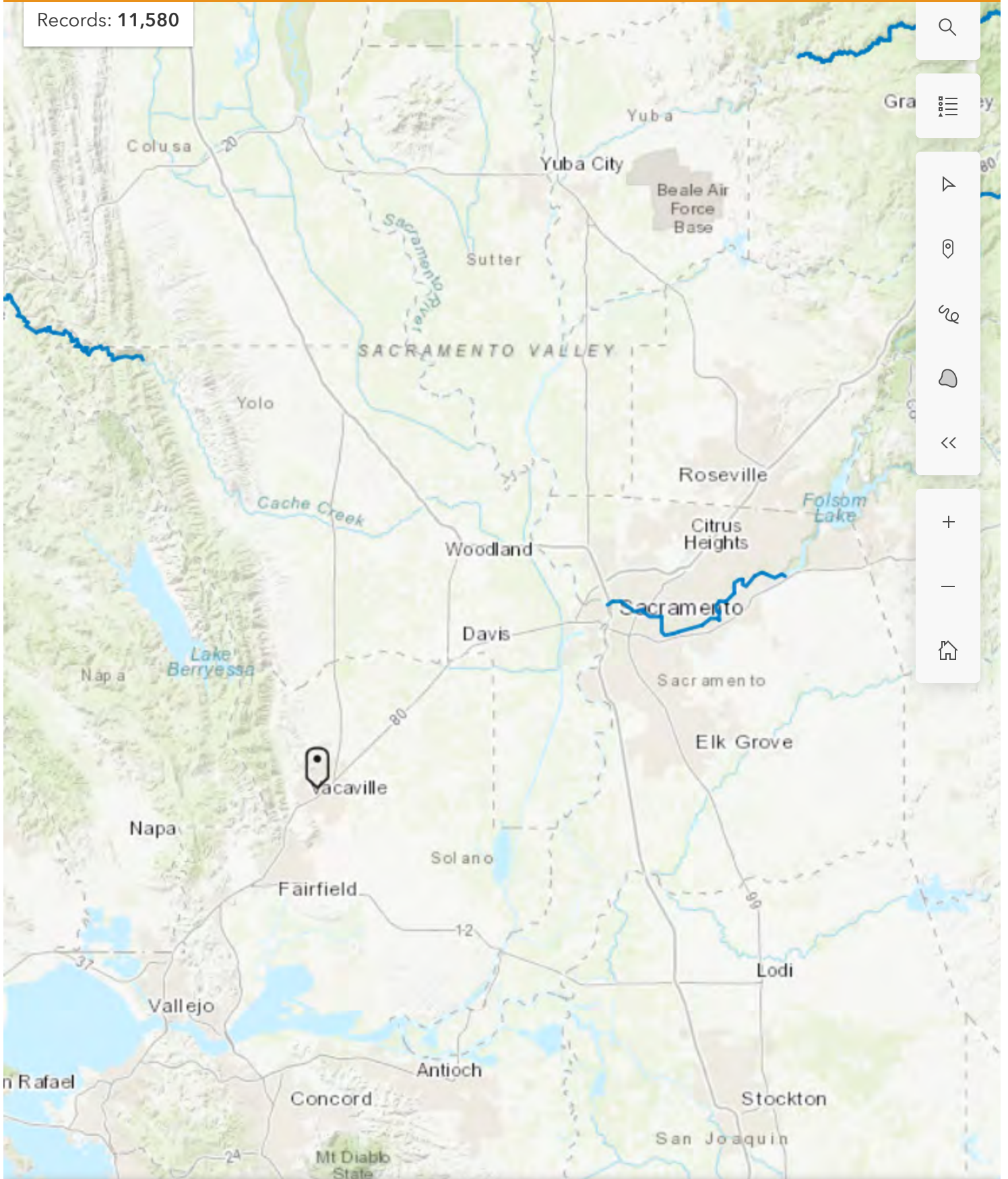
HEALTH INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
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Heart Disease	4.8	5.2	42	6.1	24
Asthma	10.7	9.5	83	10	73
Cancer	4.7	5.3	42	6.1	21
Persons with Disabilities	5.6%	10.9%	9	13.4%	6

CLIMATE INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	13%	13%	70	12%	74
Wildfire Risk	100%	30%	89	14%	97

CRITICAL SERVICE GAPS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	0%	10%	0	14%	0
Lack of Health Insurance	12%	7%	82	9%	74
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Report for Blockgroup: 060952532083

Records: 11,580



Menu



Image Details

We administer the Coastal Barrier Resources Act (CBRA), which encourages the conservation of storm-prone and dynamic coastal barriers by withdrawing the availability of federal funding and financial assistance within a designated set of units known as the Coastal Barrier Resources System (CBRS). The CBRS includes 3.5 million acres along the Atlantic, Gulf of Mexico, Great Lakes, U.S. Virgin Islands, and Puerto Rico coasts.

## What We Do



Image Details

### Our Services

Our responsibilities under CBRA include maintaining the official maps of the CBRS and making recommendations to Congress for appropriate changes to the boundaries; consulting with other federal agencies regarding federally-funded projects proposed within the CBRS; and working with property owners, project proponents, and other stakeholders to determine whether a specific property or project site is located within the CBRS.

### Our Projects and Initiatives

The Service is committed to ensuring accurate and user-friendly maps depicting the CBRS. Through a series of [mapping projects](#), we have made progress in modernizing maps for the CBRS using digital technology that has significantly improved public access to information, increased efficiency for infrastructure project planning, and increased accuracy and timeliness in determining whether individual properties are located with the CBRS.

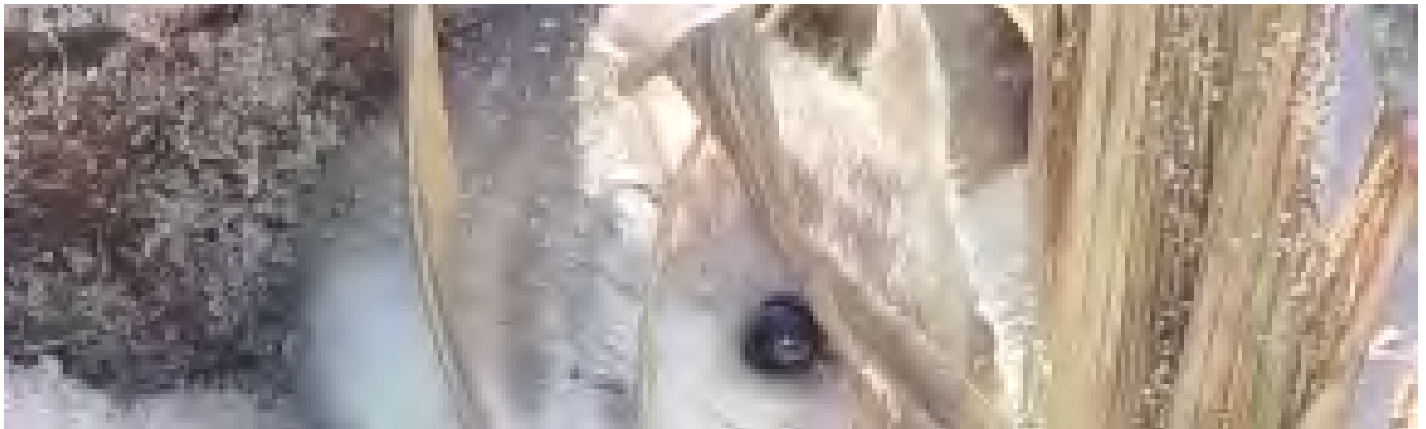



Image Details

### Our Laws and Regulations

With the passage of CBRA in 1982, Congress recognized that certain actions and programs of the Federal Government have historically subsidized and encouraged development on [coastal barriers](#), resulting in the loss of natural resources, threats to human life, health, and property, and the expenditure of millions of tax dollars each year. CBRA seeks to minimize these effects by restricting federal funding and financial assistance affecting the CBRS. The CBRS includes 588 System Units, which comprise nearly 1.4 million acres of land and associated aquatic habitat. There are also 282 "Otherwise Protected Areas," a category of coastal barriers that are mostly held for conservation and/or recreation purposes that include an additional 2.1 million acres of land and associated aquatic habitat.

A 2019 [study](#)  published in the *Journal of Coastal Research* analyzed the economic benefits from CBRA and found that CBRA reduced federal coastal disaster expenditures by \$9.5 billion between 1989 and 2013, and forecasts that additional savings will range between \$11 and \$108 billion by 2068.

CBRA does not prohibit the expenditure of private, state, or local funds within the CBRS. Additionally, it does not prevent federal agencies from issuing permits or conducting environmental studies. Areas within the CBRS may be developed, provided that private developers or other non-federal parties bear the full cost and risk.



## Latest Stories and Topics

### Latest Stories



#### Emergency Management

A Guidance Following  
ricanes Fiona and Ian  
a Presidentially-declared  
ter, federal agencies make  
rditures and provide financial  
:ance to help communities  
er and rebuild. Most federal  
ng for disaster relief is  
bited within System Units of  
oastal Barrier Resources  
m (CBRS), with some  
tions (...)

2022



#### Habitat Restoration

Service Sends Coastal Barrier  
Resources System Report to  
Congress with Updated Maps  
for the North Atlantic Coast

The U.S. Fish and Wildlife Service has  
submitted to Congress its Report to  
Congress: John H. Chafee Coastal  
Barrier Resources System Hurricane  
Sandy Remapping Project. The  
report includes revised maps for 438  
Coastal Barrier Resources System  
(CBRS) units in the nine states most  
affected by...

Apr 6, 2022

< 1 2 3 4 5 6 >

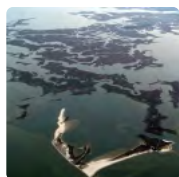


## Our Library



Image Details

Whether you are looking for additional information about the Coastal Barrier Resources System, our current mapping projects, or official maps, you can find it here in our library.



### Official Coastal Barrier Resources System Maps

The Coastal Barrier Resources Act (CBRA) of 1982 and subsequent amendments established the John H. Chafee Coastal Barrier Resources System (CBRS). The CBRS consists of relatively undeveloped coastal barriers and other areas located the Atlantic, Gulf of Mexico, Great Lakes, U.S. Virgin Islands, and...

Library Collection

24 Items

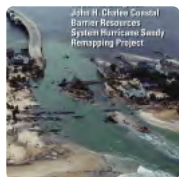


### Service Sends Coastal Barrier Resources System Report to Congress with Updated Maps for the North Atlantic Coast

The U.S. Fish and Wildlife Service has submitted to Congress its Report to Congress: John H. Chafee Coastal Barrier Resources System Hurricane Sandy Remapping Project. The report includes revised maps for 438 Coastal Barrier Resources System (CBRS) units in the nine states most affected by...

Press Release

Apr 6, 2022



### Report to Congress: John H. Chafee Coastal Barrier Resources System Hurricane Sandy Remapping Project

In 2014, the U.S. Fish and Wildlife Service (Service) initiated a project to modernize the maps of the Coastal Barrier Resources System (CBRS) units in the nine states along the North Atlantic coast most affected by Hurricane Sandy: Connecticut, Delaware, Maryland, Massachusetts, New Hampshire,...

PDF

Apr 5, 2022



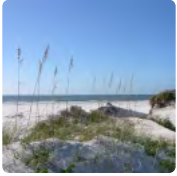
### Coastal Barrier Resources Act Project Consultation

This library collection includes resources and information related to Coastal Barrier Resources Act project consultations, as well as guidance for shoreline stabilization, disaster assistance, and property buyouts.



### Library Collection

13 Items



### Updated Maps for Coastal Barrier Resources System Units in North Carolina, South Carolina, and Florida

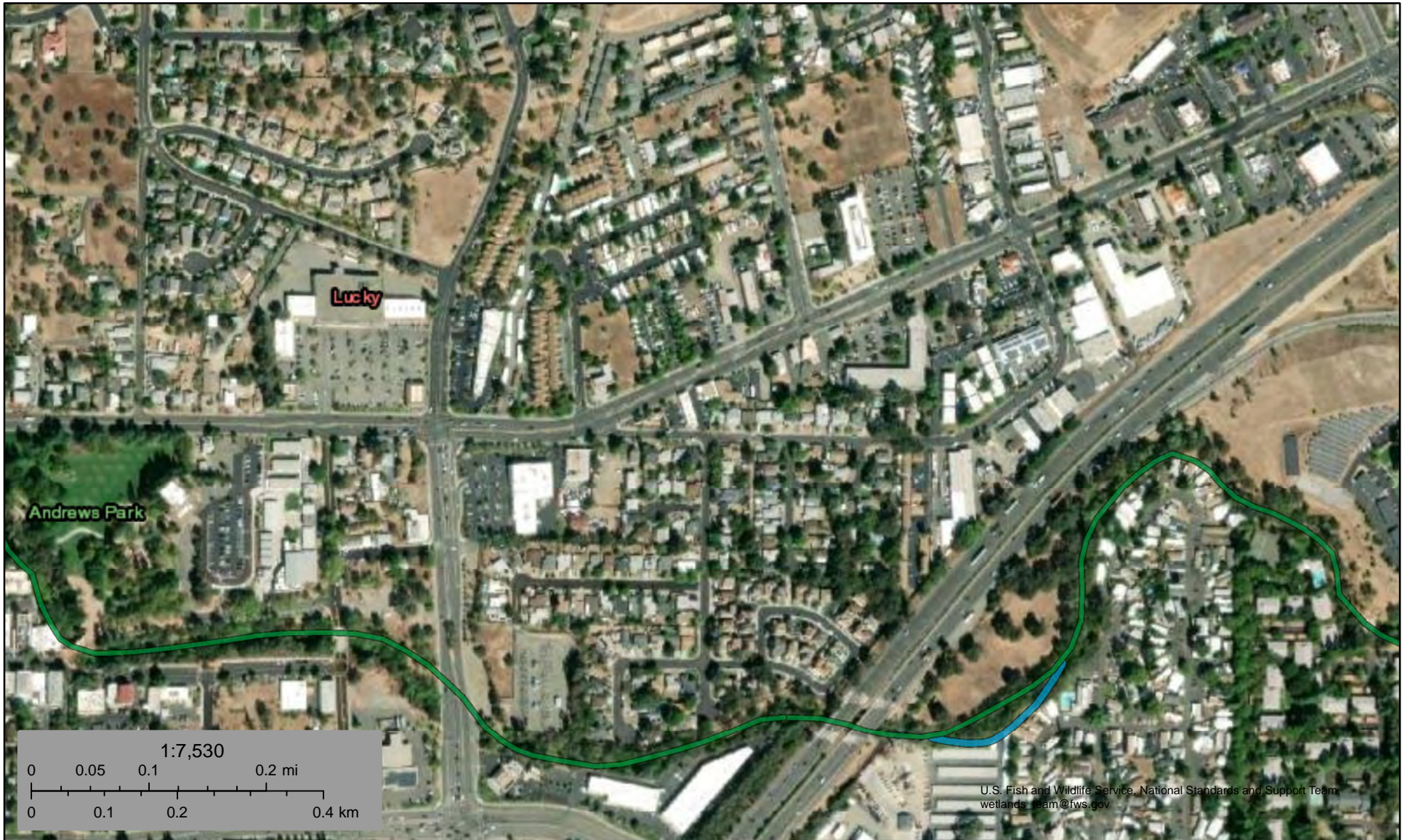
The Service has submitted to Congress seven draft revised maps for John H. Chafee Coastal Barrier Resources System (CBRS) units located in North Carolina, South Carolina, and Florida.

Story

Apr 29, 2021








Science and Technology





October 12, 2023

### Wetlands

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





VUSD Facilities Master Plan

Maintenance and Operations

VUSD Facilities Use

Healthy Schools - Pest Management

Conservation

Hazardous Material Abatement

**FACILITY Q & A**

[Vacaville Unified School District](#) / [Departments](#) / [Facilities & Maintenance](#) / Facility Q & A

## Facility Q & A

### COMMONLY ASKED QUESTIONS & ANSWERS ABOUT BUILDING SCHOOLS

#### How are school facilities generally funded in California?

School districts in California receive little funding for facilities from the Local Control Funding Formula (LCFF). Districts that are not considered "basic aid" usually generate funding for facilities from local bond measures, parcel taxes, proposition 39 (for energy projects) or developer fees. VUSD receives funding for facilities from bond Measure A, Prop 39 (for energy projects) and developer fees.

#### What is Measure A?

Bond financing is a type of long-term borrowing that state and local governments frequently use to raise money, primarily for long-lived infrastructure assets. The funds are obtained by selling bonds to investors. In exchange, the money is repaid with interest, according to specified schedules.

The Vacaville Measure A bond is a \$194,000,000 **general obligation bond** for VUSD facility improvements passed on November 4, 2014 with a 61% yes vote. Funds for the bond are scheduled to be received in four installments over 20 years. All Measure A projects were included in the language presented on the ballot in 2014. Projects or expenditures outside of the voter-approved scope is not permitted. Measure A expenditures are reviewed by a Citizen's Oversight Committee as well as independent auditors on an annual basis.

#### How are Measure A projects, budgets and priorities determined?

The VUSD Board of Trustees approves projects, budgets and phasing. Some factors involved in determining Measure A phases, budgets and projects include: **age of school facility**, timing for school eligibility for state or federal matching funds (eligibility often cycles every 20 years,) students population, volume pricing for adjacent facilities, school rotation in Measure V project phases, facility equity and other criteria. VUSD made extensive efforts in 2013-14 to research and understand facility needs across the district. A project scope was developed for the November 2014 election ballot. Measure A expenditures must adhere to the ballot language approved by voters.

#### What are developer fees?

**Government Code section 65995** and **California Education Code 17620** allows the governing board of any school district to levy fees on residential or commercial/industrial construction projects within a school district's boundaries for the purpose of funding the construction or reconstruction of school facilities. Developer fees are most commonly paid when a newly constructed home is built. The State Allocation Board (SAB) sets the per-square-foot Level I school impact fees (a.k.a. "developer fees") every two years at its January meeting in even number years (i.e., 2010, 2012, 2014). Alternative School Fees (a.k.a. Level II or Level III fees) may also be collected by districts meeting certain requirements.



**How much does VUSD receive from developers?**

The current VUSD developer fees are \$4.79 per square foot for residential and \$0.78 per square foot for commercial/industrial. Developer fees for homes in the Cheyenne Estates of north Vacaville are \$12,103 per home. View the [School Facility Fee Justification Report for Residential, Commercial & Industrial Development Projects](#).

**How does VUSD use developer fees?**

In general, VUSD works to save developer fees for future construction of a new school. However, these funds are used to add classrooms to existing school sites to keep pace with growth. Developer fees have also been used to open new schools such as the Ernest Kimme Charter Academy.

**How much does VUSD currently have from developer fees?**

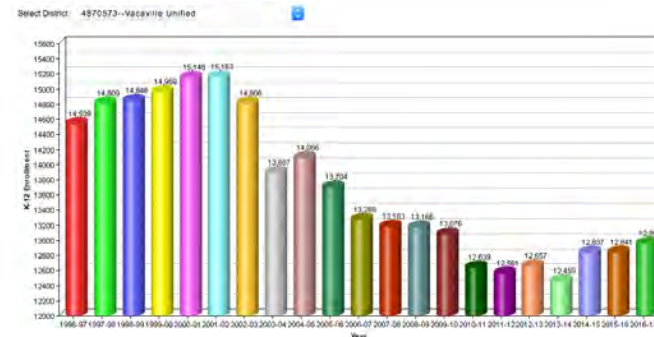
As of August 2017, developer fees accrued to date are approximately \$15,600,000. This includes fees collected from developments in both north and south Vacaville. Developer fees should be used to mitigate growth relative to the area of growth; fees collected from a south Vacaville development would not be used to build a school in north Vacaville.

**Why doesn't VUSD build schools when developers start building homes?**


Developer fees are paid by land developers and can only be used to mitigate population growth caused by the development. Developer fees are paid when newly constructed single-family homes are built. New neighborhoods are typically built in phases, often spanning decades, based upon the economy and home sales. It often takes more than 10 years to accrue enough money to build a new school. In the meantime, student numbers increase. In order to accommodate slow growth, school districts across California add portable buildings to existing schools to serve students immediately. Also, construction costs often escalate at a faster pace than fees can be collected. A 2017 cost estimate to construct a new K-6 school on an empty lot in North Vacaville is \$38,000,000.

**What is VUSD's current student enrollment?**

As of 9-1-2017, VUSD enrollment is 12,645. The following [graph from the California Department of Education](#) shows a historical trend for VUSD enrollment.



**What is VUSD's plan to mitigate population changes?**

VUSD has a plan that allows the district to flex with changes to enrollment numbers while being fiscally efficient. This plan includes several actions: saving developer fees for a new school whenever possible; re-opening [Sierra Vista K-8](#) in 2016 as a school open to every VUSD family; the opening of [Ernest Kimme Charter Academy for Independent Learners](#), now serving approx. 200 students; the revamp of Fairmont Elementary campus and curriculum, now [Fairmont Charter Elementary](#) open to every VUSD family (Fairmont was recognized in 2016 by the California Department of Education as a distinguished Gold Ribbon school); consideration of reinstating year-round school schedules at sites that have expressed interest. Many families were disheartened by the loss of the multi-track year round school schedule. VUSD is open to re-establishing this option for families if the desire still exists in the community. This possibility  reduce the number of students on campus at any given time. Proposition 51 may or may not allocate funding for facilities in years to come.

**How does VUSD decide when a school will be built?**

Fiscal limitations are a primary factor, but several other considerations are made before new schools are built; California budget trends - VUSD was forced to close Sierra Vista Elementary in 2011 due to statewide budget cuts to educational funding, but VUSD has since re-opened Sierra Vista as a K-8 school open to all VUSD families; forecasted cost increases - school districts across California are facing another budget crunch in coming years, as the mandated employer contributions to the state's pension funds are slated to increase to 19.1% for STRS by 2020 and to 27.3% for PERS by 2024, and VUSD administration and trustees are cautious not to over extend financial obligations in preparation for increasing costs; Vacaville Unified demographics currently show fewer students enrolled in VUSD than a decade ago; accrual of developer fees - VUSD works to save developer fees whenever possible to help with construction costs of a new school. Accrual of enough developer fees to build a new school may take at least ten more years.



### Contact Info

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### Notices

- Board Agenda
- LCAP
- Material Safety Data Sheets
- Nondiscrimination and Title IX Information
- Accessibility Information

### Website Feedback

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# Handbook for Assessing and Mitigating Air Quality Impacts

**Adopted**

**July 11, 2007**



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Davis, California 95618

[www.ysaqmd.org](http://www.ysaqmd.org)

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### 3.0 Thresholds of Significance

CEQA encourages public agencies to adopt thresholds of significance for determining whether projects have significant adverse impacts. The CEQA Guidelines §15382 defines “significant effect on the environment” as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including ... air.” This section presents the District’s recommended thresholds of significance for air quality, which have been adopted by the District’s Governing Board.

#### **3.1 Basis for Thresholds of Significance for Criteria Pollutants**

The Air Quality Section of Appendix G of the CEQA Guidelines (Environmental Checklist Form), published by the State Office of Planning and Research (OPR), contains a list of effects that may be considered potentially significant. These are:

- a) Conflict with or obstruct implementation of the applicable air quality plan;
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project is non-attainment under applicable federal or state ambient air quality standards (including releasing emissions, which exceed quantitative thresholds for ozone precursors);
- d) Expose sensitive receptors to substantial pollutant concentrations; or
- e) Create objectionable odors affecting a substantial number of people.

The District’s thresholds of significance are based on this environmental checklist.

Table 1 shows the project-level thresholds of significance as established by the District for particulate matter less than 10 micrometers in diameter (PM<sub>10</sub>), carbon monoxide (CO), and the precursors to ozone, which are reactive organic gases (ROG) and nitrogen oxides (NO<sub>x</sub>). The thresholds apply to both construction and operational impacts.

**Table 1. Thresholds of Significance for Criteria Pollutants of Concern.**

<b>Pollutant</b>	<b>Thresholds of Significance</b>
ROG	10 tons/year
NO <sub>x</sub>	10 tons/year
PM <sub>10</sub>	80 lbs/day
CO	Violation of a state ambient air quality standard for CO

#### **3.2 Additional Thresholds of Significance**

Besides setting thresholds for criteria pollutants, the District has adopted several other thresholds for toxics, odors (which also fall under the purview of the District), and cumulative impacts. The District has also set thresholds for certain special types of projects such as general plans and federal projects.