



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT  
1325 J STREET  
SACRAMENTO CA 95814-2922

January 12, 2024

Regulatory Division (SPK-2023-00812)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]:

We are responding to your October 12, 2023, request for an approved jurisdictional determination for the *Pedrick Road Property* site. The approximately 37-acre project site is located near property address 8555 Pedrick Road, Latitude 38.48287°, Longitude -121.80736°, City of Dixon, California.

Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed October 11, 2023, *Aquatic Resources Delineation Pedrick Road* drawing prepared by Madrone Ecological Consulting (*Enclosure*). No aquatic resources are present within the survey area. This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of tidal waters conform with the high tide line defined at 33 CFR §328.3(c)(4); and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is attached below. If you request to appeal this determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office **within 60 days** of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We appreciate feedback, especially about interaction with our staff and our processes.

Please refer to identification number SPK-2023-00812 in any correspondence concerning this project. If you have any questions, please contact Jeffrey Wang by email at [Jeffrey.H.Wang@usace.army.mil](mailto:Jeffrey.H.Wang@usace.army.mil), or telephone at (916) 557-5269. For program information or to complete our Customer Survey, visit our website at [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx).

Sincerely,



Michael S. Jewell  
Chief,  
Regulatory Division

Enclosure

cc:







P:\Pedrick Road - 2025\Maps\WMS\WMS\_AerialUSACE\_AND\_PedrickRD.mxd, J.Swager, 10/11/2023, 14:01

<div><div><div>N</div><div>050100200</div><div>Feet</div></div><div>Map Scale: 1 inch = 100 feet (at 26"x14")</div><div>Coordinate System</div><div>NAD 1983 StatePlane California II FIPS 0402 Feet</div><div>Sources</div><div>Aerial : Maxar, 27 September 2022</div><div>Boundary : Morton and Pitalo</div></div>	<div><div>Delineation Performed by: B. Peterson</div><div>Map Prepared by: J.Swager</div><div>Date Map Prepared: 10/11/2023</div><div>Made in accordance with the</div><div>Updated Map and Drawing Standards for the</div><div>South Pacific Division Regulatory Program,</div><div>as amended on February 10, 2016</div></div>	<div><div>Prepared For:</div><div>Buzz Oates Construction, Inc.</div><div>555 Capitol Mall Suite 900</div><div>Sacramento, CA 95814</div></div> <div></div>	<div><div> Study Area (38.4 acres)</div><div> Reference Coordinate (NAD83)</div><div> Data Point</div></div> <div><div>Aquatic Resources (0.000 acre)</div><div>No Aquatic Resources in Study Area</div></div>	<div><div>Aquatic Resources Delineation</div><div>Pedrick Road</div><div>Dixon, Solano County, California</div><div>MADRONE ECOLOGICAL CONSULTING</div><div>8421 Auburn Boulevard, Suite 248 Citrus Heights, California 95610 (916) 822.3230   www.madroneeco.com</div></div>
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