



## Solano Local Agency Formation Commission

675 Texas St. Ste. 6700 • Fairfield, California 94533  
 (707) 439-3897 • FAX: (707) 438-1788

### STAFF REPORT

DATE: November 22, 2021  
 TO: Local Agency Formation Commission  
 FROM: Rich Seithel  
 SUBJECT: **2021-14 Roberts Ranch Village C Detachment from the Solano Irrigation District (SID)**

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#### Staff Recommendation:

Staff recommends the Commission:

- 1) **ADOPT** LAFCO Resolution 21-11 approving the detachment of Roberts' Ranch Village C (APN 0138-030-170) (23.35 acres) and a portion of Leisure Town Road (2.93 acres) from the Solano Irrigation District.
- 2) **REVIEW, CONSIDER, AND ADOPT** the Environmental Impact Report (EIR), Mitigation and Monitoring Program (MMRP), and the Statement of Overriding Considerations as the Responsible Agency pursuant to the California Environmental Quality Act (CEQA).
- 3) **WAIVE** the conducting authority proceedings pursuant to Government Code (GC) Section 56662.

#### Executive Summary:

In 2017 the Roberts' Ranch annexation to the City of Vacaville (City) was approved by LAFCO. Per an existing agreement between the City and SID, the Roberts' Ranch Specific Plan area remains in SID's service area until development commencement. This detachment from SID allows the City and SID to comply with their agreement and eliminate the potential for duplication of two service providers to the proposal site.

The City of Vacaville has land use jurisdiction and pre-zoned the proposal area as low density residential with lots ranging from 8,000 to 12,000 sq. ft. The proposal area, Village C, will be

#### Commissioners

Ron Rowlett, Chair • John Vasquez, Vice-Chair • Harry Price • Nancy Shopay • Jim Sperring

#### Alternate Commissioners

Ron Kott • Mitch Mashburn

#### Staff

Rich Seithel, Executive Officer • Jeffrey Lum, Analyst II • P. Scott Browne, Legal Counsel

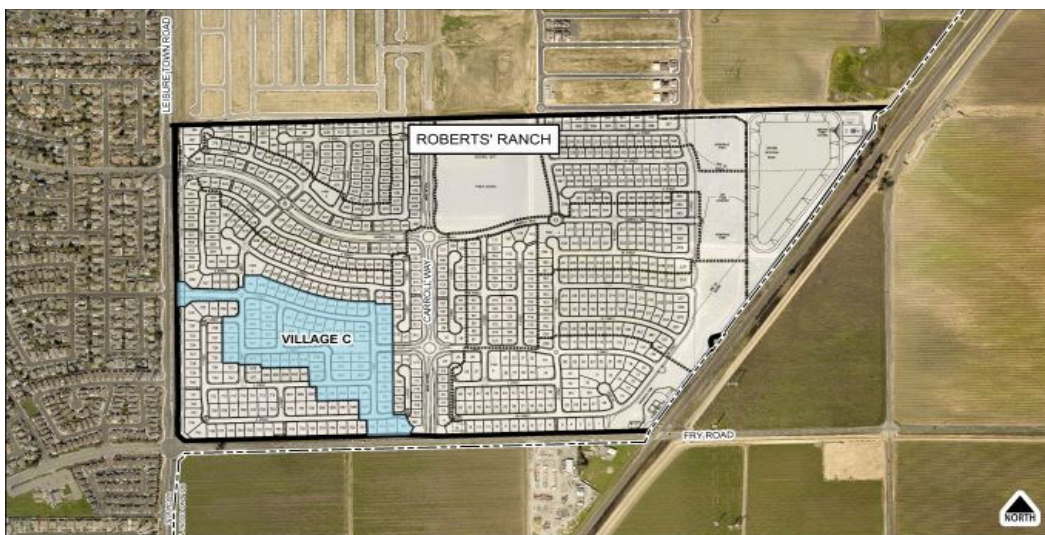
developed with 74 residential units and a stroller park. Village C will receive the full range of urban services from the City including potable and non-potable water services.

The proposal before the Commission is to consider the detachment from the SID's boundary and service area only. Staff believes this is a standard SID proposal and the following staff report identifies no issues.

**Project Description:**

The Solano Irrigation District (SID) proposes to detach from their service area one parcel (APN 0138-030-170), and a portion of Leisure Town Road, totaling approximately 26.28 acres located within the City of Vacaville (City) city limits north of Fry Road, east of Leisure Town Road, west of Carroll Way, in the Roberts' Ranch Subdivision. A map and geographical description are attached to the proposed LAFCO Resolution as Exhibit A which more specifically identifies the location.

Application for this change of organization is made subject to GC §56650 *et seq.* by SID Resolution 18-18 (Attachment B) adopted on May 15, 2018. The project has 100% consent of the landowner, consists only of a detachment, and



is uninhabited per GC §54046, therefore; the proposal is exempt from the requirements for notice and public hearing. Furthermore, LAFCO may waive the Conducting Authority Proceedings (protest hearing) pursuant to GC §56662.

**Background:**

The Roberts' Ranch development, including Village C, was annexed to the City of Vacaville in 2017. Per a JPA between the City of Vacaville (City) and SID, the Roberts' Ranch Specific Plan area would remain in SID's service area until development commences. With the commencement of development, SID detaches. The agreement also outlines that the landowners would be responsible for the District's detachment fees.

The proposal before the LAFCO Commission allows the City and District to comply with said detachment agreement and eliminates the potential for duplication of two service providers to the proposal site. This proposal site will be the third to develop within the Roberts' Ranch Specific Plan area. Village A was previously approved for detachment from SID's boundary in March 2021 and Village B in October 2020.

**PROJECT ANALYSIS:****Statutory and Policy Considerations:**

Per the requirements of the Cortese-Knox-Hertzberg (CKH) Act, the Commission is required to consider seventeen factors (a-q) pursuant to GC Section 56668. Additionally, the Commission must measure a proposal's consistency with its adopted policies (Standards 1-11 per Section 56375 (g)) when reviewing an application for a change of organization or reorganization. The following subsections provide staff analysis for the factors pursuant to the CKH Act followed by analysis and consistency statements with respect to the Commission's adopted Standards:

**GC §56668(a-q) – 17 CKH Factors to be Considered in Review of a Proposal:**

CKH requires the Commission to consider seventeen factors when reviewing proposals for a change of organization. The purpose is to ensure the Commission has reviewed these factors during its decision-making process.

**a. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.**

Population and population density within SID's boundary area will remain unchanged. The proposal area will consist of 74 units and could increase the City population by 200 persons based on 2.7 persons per household. The assessed valuation is \$2,504,896 as of the 2021/22 assessment tax roll. There are no natural boundaries.

The Roberts' Ranch Specific Plan area is one of several communities approved by the Commission in recent years that are east of Leisure Town Road (Jepson Parkway) that have been developed, or will soon develop, within the City as part of their General Plan area. Therefore, there is significant growth anticipated during the next ten years.

**b. The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

As noted, the Roberts' Ranch Specific Plan area was approved in 2017. The Plan confirms that the City provides community services including police, fire, sewer, parks, and other utilities to the proposal area. While considering the 2017 annexation, the Commission reviewed the Water Supply Assessment Report (WSAR)<sup>1</sup> confirming that there is an adequate City water supply to meet the projected demands for the Specific Plan area. Additionally, the Commission confirmed that water facilities will be installed per the Roberts' Ranch Specific Plan.

**c. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.**

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<sup>1</sup> WSAR report dated November 2, 2016 for Brighton Landing and Roberts' Ranch Specific Plans.

Detachment of the proposal area from SID's boundary will have no effect on SID's ability to serve adjacent areas within their boundary. There are no effects on the local governmental structure of the County.

**d. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.**

This factor is not applicable as the site is located within the City limits.

**e. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.**

This factor is not applicable as the site is located within the City limits.

**f. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.**

The map and geographic description have been reviewed and corrected by the County Surveyor per Commission policy. These two documents provide certainty of the proposed boundary of the territory.

**g. A regional transportation plan adopted pursuant to Section 65080.**

This factor is not applicable as the site is located within the City limits. Specifically, the regional transportation plan was considered as part of the reorganization approval and conditions.

**h. The proposal's consistency with city or county general and specific plans.**

This factor is not applicable as the site is located within the City limits. The Commission considered the City's adopted General Plan and the Roberts' Ranch Specific Plan as part of the reorganization proposal.

**i. The sphere of influence of any local agency that may be applicable to the proposal being reviewed.**

This factor is not applicable as the site is located within the City limits. The proposal before the Commission of detachment from the SID, will concurrently remove the proposal area from their sphere of influence.

**j. The comments of any affected local agency or other public agency.**

As of the writing of this report, staff has not received comments from any of the affected agencies or other public agencies.

**k. The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

Per the County Auditor, the master property tax sharing agreement applies. The proposed detachment will result in a loss of \$807.79 from SID and an increase in the same amount to the City of Vacaville. Per SID, all District detachment fees have been paid by the landowner.

**I. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.**

As noted above, the City will provide potable and non-potable water services to the proposal site. At the time the Commission considered the reorganization, it reviewed the WSAR and confirmed adequate water supply to meet the projected demands for the Specific Plan area.

**m. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.**

This factor is not applicable as the site is located within the City limits. The Regional Housing Needs Allocation (RHNA) was considered by the Commission at the time of the reorganization approval.

**n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.**

The Commission has received a letter of support for the proposed change of organization from the landowner.

**o. Any information relating to existing land use designations.**

The City has pre-zoned the proposal site as Residential Low Density. According to the Specific Plan, Residential Low Density in the subject area have lots ranging from 5,000 to 6,000 sq. ft.

**p. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.**

There are no environmental justice issues identified.

**q. Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.**

This factor is not applicable as the site is located within the City limits and the Commission considered the City's General Plan Safety Element as well as the Specific Plan at the time of the reorganization approval.

**GC §56375(g) 11 Locally Adopted Standards:**

LAFCOs are required to adopt written procedures for the evaluation of proposals, known as Standards, including written definitions consistent with existing State law. The following is an analysis of the proposal’s consistency with the Commission’s adopted Standards 1-11.

Standard	Policy Consistency	Analysis
<b>1. Consistency with Sphere of Influence (SOI) Boundaries</b>		Proposal is consistent with SID’s SOI; proposal area will be removed from SID’s SOI as part of the Commission’s action.
<b>2. Change of Organization and Reorganization to the Limits of the SOI Boundaries</b>	N/A	Located within City limits.
<b>3. Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance</b>	Consistent	Located within City limits; consistent with the City’s General Plan and the Roberts’ Ranch Specific Plan.
<b>4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City’s SOI Boundary</b>	N/A	Located within City limits.
<b>5. Requirement for Pre-Approval</b>	Consistent	Request for detachment initiated by District Resolution 18-18 (Attachment B)
<b>7. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits</b>	Consistent	The map and geographic description are attached as Exhibit A to the proposed LAFCO Resolution 21-11.
<b>8. Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory</b>	Consistent	The Roberts Ranch is one of several communities recently approved by the Commission east of Leisure Town Road, therefore; significant urban growth is expected in the proposal and adjacent areas.
<b>9. Protection of Prime Agricultural Land</b>	N/A	Proposal is located within the City; effects on prime ag lands were considered during reorganization.
<b>10. Provision and Cost of Community Services</b>	N/A	Proposal is to consider detachment from SID only; proposal site is within the City’s jurisdiction.



Standard	Policy Consistency	Analysis
<b>11. The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure</b>	Consistent	Per SID staff, all fees have been paid consistent with the City and SID's existing joint powers agreement.

**Conducting Authority (Protest Hearing) Proceeding:**

The proposal area is undeveloped and considered legally uninhabited per GC Section 56079.5 (there are fewer than 12 registered voters in the proposal area). Furthermore, the property owner has submitted a letter to the Commission consenting to the annexation. Therefore, staff recommends the Commission waive the conducting authority proceeding pursuant to GC Section 56662(d).

**Summary of Findings and Determinations:**

Staff recommends the following findings and determinations based on project research and analysis included in prior sections of this document, State law, and the Commission's adopted policies:

1. The subject detachment is consistent with the District's SOI; the proposal area will be removed from the District's SOI as part of the Commission's action.
2. The subject detachment allows the City of Vacaville and the Solano Irrigation District to comply with their joint powers agreement and understanding that the subject property shall be detached from the District's service area and that City will provide potable and non-potable water.
3. The subject detachment eliminates the potential for duplication of service providers to the subject property.
4. The subject proposal area is "uninhabited" as defined by Government Code (GC) §54046. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal therefore; the Commission waives the conducting authority proceedings/protest hearing.
5. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
6. The environmental documents were approved by the City of Vacaville as the lead agency on March 28, 2017 (SCH #2015112042) and are found to satisfy the requirements of the California Environmental Quality Act (CEQA). The environmental

impacts of the change of organization have been disclosed and adequately addressed by the lead agency and the potential environmental effects have been adequately mitigated. The City of Vacaville has fulfilled its obligations under CEQA. The EIR and associated environmental documents for the Roberts' Ranch Specific Plan adequately disclose and describe the subject change of organization project.

7. The subject detachment is in the best interests of the citizens within the affected area.
8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.
9. The subject detachment will result in a loss of \$694.13 tax base from SID and a gain of the same amount for the City of Vacaville.
10. The applicant shall submit a warrant to LAFCO for the County Assessor Recorder for \$109 and CA State Board of Equalization for \$1,200.

**Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:**

Staff recommends the Commission approve the proposed change of organization with the following terms and conditions of approval:

1. The Commission orders the change of organization without an election as provided by GC 56885.5.
2. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.

**Attachments:**

Attachment A – Draft LAFCO Resolution 21-11

- Exhibit A – Map and Geographical Description
- Exhibit B – CEQA MMRP and Statement of Overriding Considerations

Attachment B – SID Resolution 18-18 Initiating the Change of Organization



**LAFCO RESOLUTION NO. 21-11**

**RESOLUTION MAKING DETERMINATIONS, ADDING CONDITIONS, AND APPROVING  
ROBERTS' RANCH VILLAGE C FROM SOLANO IRRIGATION DISTRICT  
(LAFCO PROJECT 2021-03)**

**WHEREAS**, a resolution making application for the proposed detachment of certain territory from the Solano Irrigation District in Solano County was filed with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the Solano Irrigation District; and,

**WHEREAS**, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of November 22, 2021; and,

**WHEREAS**, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56663, because it consists of detachment only, and 100% of landowners have given their written consent to the proposal; and,

**WHEREAS**, the Executive Officer, pursuant to Government Code §56665 has reviewed this proposal and prepared a report including his recommendations, and has furnished a copy of this report to each person entitled to a copy; and,

**WHEREAS**, the City of Vacaville, as lead agency for the Roberts' Ranch Specific Plan has certified an environmental impact report (EIR) (State Clearing House #2015112042) on March 28, 2017, the Commission, as the responsible agency, has reviewed and considered the environmental documents prepared and approved by the City of Vacaville including the EIR, findings, overriding considerations, mitigations, mitigation monitoring plans, and related documents; and,

**WHEREAS**, the Commission has received, heard, discussed, and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the staff report and recommendation, the environmental document and determination, plans for providing service, spheres of influence, applicable municipal service reviews, the specific plan, and the City's general plan; and,

**WHEREAS**, the Commission has considered and made findings with respect to the reorganization's compliance with Solano LAFCO's "Standards for Evaluation of Annexation Proposals"; and,

**WHEREAS** the Commission does hereby make the following findings and determinations regarding the proposal:

1. The subject detachment is consistent with the District's SOI; the proposal area will be removed from the District's SOI as part of the Commission's action.
2. The subject detachment allows the City of Vacaville and the Solano Irrigation District to comply with a joint powers agreement and understanding that the subject property shall be detached from the District's service area and that City will provide potable and non-potable water prior to development.
3. The subject detachment eliminates the potential for duplication of service providers to the subject property.

4. The subject proposal area is “uninhabited” as defined by Government Code (GC) §54046. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal, therefore; the Commission waives the conducting authority proceedings/protest hearing.
5. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
6. The environmental documents were approved by the City of Vacaville as the lead agency on March 28, 2017 (SCH #2015112042) and are found to satisfy the requirements of the California Environmental Quality Act (CEQA). The environmental impacts of the change of organization have been disclosed and adequately addressed by the lead agency and the potential environmental effects have been adequately mitigated. The City of Vacaville has fulfilled its obligations under CEQA and the EIR and associated environmental documents for the Roberts’ Ranch Specific Plan adequately disclose and describe the subject change of organization project.
7. The subject detachment is in the best interests of the citizens within the affected area.
8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.
9. The subject detachment will result in a loss of \$694.13 tax base from SID and a gain of the same amount for the City of Vacaville.
10. The District has collected all applicable detachment fees per the agreement between the City and the District.

**NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED** as follows:

1. The Roberts’ Ranch Village C detachment from SID is approved, subject to conditions listed below.
2. Said territory is detached as proposed and as set forth and described in the attached descriptive map and geographical description marked “Exhibit A” and by this reference incorporated herein.
3. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the Environmental Impact Report and related environmental documents adopted by the Lead Agency. LAFCO hereby adopts the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program prepared and adopted by the Lead Agency marked “Exhibit B” and by this reference incorporated herein.
4. Said territory includes approximately 26.28 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

**Roberts’ Ranch Village C Detachment from Solano Irrigation District**

5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.
6. The following changes of organization or reorganization are approved:

Detachment from Solano Irrigation District

7. All subsequent proceedings in connection with this detachment shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
8. Conducting Authority proceedings are waived.
9. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.

**Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:**

1. The Commission orders the change of organization without an election as provided by GC 56885.5.
2. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 22nd day of November 2021, by the following vote:

AYES:

NOES:

ABSENT:

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Ronald Rowlett II, Chair  
Presiding Officer Solano LAFCO

ATTEST:

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Jeffrey Lum, Clerk to the Commission

**LAFCO PROJECT NO: 2021-\_\_\_\_**  
**DETACHMENT NO: 2021-317**  
**ROBERTS' RANCH VILLAGE C**  
**DETACHMENT FROM SOLANO IRRIGATION DISTRICT**

Located in a portion of Section 25, Township 6 North,  
Range 1 West, Mount Diablo Base and Meridian,  
City of Vacaville, County of Solano, State of California

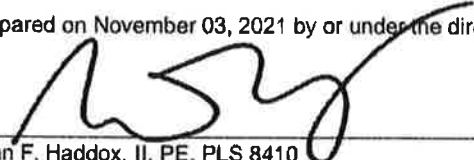


Description consists of pages 2-4 (EXHIBIT A)  
Exhibit consists of pages 6-7 (EXHIBIT B)

**SURVEYOR'S STATEMENT**

This description and exhibit of the Solano Irrigation District's Boundary is not a legal property description as defined by the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described. It is for assessment purposes only.

Prepared on November 03, 2021 by or under the direction of

  
Allan F. Haddox, II, PE, PLS 8410  
Haddox Consulting Engineers, INC.



**SOLANO IRRIGATION DISTRICT STATEMENT:**

This description and exhibit have been reviewed and the information provided has been verified to tie to approved existing District boundaries, prior annexations and/or detachments.

Dated: 11-12, 2021

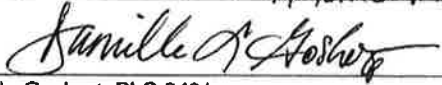
  
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Solano Irrigation District

**COUNTY SURVEYOR'S STATEMENT**

This description and exhibit meets the requirements of the State Board of Equalization, the Solano County Assessor / Recorder's Office and conforms to the lines of assessment.

DATED: NOVEMBER 4, 2021

  
\_\_\_\_\_  
Danielle L. Goshert, PLS 8491  
Deputy Solano County Surveyor

**APPROVAL BY LOCAL AGENCY FORMATION COMMISSION:**

DATED: \_\_\_\_\_, 2021

\_\_\_\_\_  
Rich Seithel, Executive Officer  
Solano LAFCO

**EXHIBIT "A"**  
**LAFCO PROJECT NO. 2021-\_\_**  
**DETACHMENT NO. 2021-317**  
**ROBERTS' RANCH VILLAGE C**  
**DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF VACAVILLE, COUNTY OF SOLANO, STATE OF CALIFORNIA, LOCATED IN SECTION 25, TOWNSHIP 6 NORTH, RANCH 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL C, AS SHOWN ON THAT CERTAIN MAP ENTITLED "ROBERTS' RANCH LARGE LOT FINAL MAP" FILED IN BOOK 92 OF MAPS, PAGE 27, SOLANO COUNTY RECORDS (HEREINAFTER REFERRED TO AS ROBERTS' RANCH LARGE LOT FINAL MAP 92 SD 27), A PORTION OF PARCEL S, AS SHOWN ON SAID ROBERTS' RANCH LARGE LOT FINAL MAP 92 SD 27, AND A PORTION OF LEISURE TOWN ROAD AS LAST SAID ROAD IS DESCRIBED IN GRANT DEED TO COUNTY OF SOLANO RECORDED JANUARY 31, 1992 AS INSTRUMENT NUMBER 91000225, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 25 TOWNSHIP 6 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, HAVING A STATE PLANE COORDINATE SYSTEM VALUE OF N=1887145.69, E=6580616.80; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 25, (L1) NORTH 88° 19' 12" EAST, 30.01 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE OF SECTION 25 WITH THE EASTERLY LINE OF LEISURE TOWN ROAD AS DESCRIBED IN DEED TO COUNTY OF SOLANO RECORDED JANUARY 31, 1992 AS INSTRUMENT NUMBER 91000225, SAID POINT ALSO LYING ON THE BOUNDARY LINE OF SOLANO IRRIGATION DISTRICT (HEREINAFTER REFERRED TO AS SID) AS ESTABLISHED BY THE DAVID E. BOHANNON CO., INC. GENTRY MEADOWLANDS DETACHMENT FROM SOLANO IRRIGATION DISTRICT, EXCLUSION NO. 81-177, LAFCO RESOLUTION DATED DECEMBER 7, 1981, SID RESOLUTION DATED DECEMBER 21, 1981, CERTIFICATE OF COMPLETION DATED MARCH 11, 1982, AND RECORDED MARCH 11, 1982, IN BOOK 1982, AT PAGE 14966, INSTRUMENT NO. 8675, SOLANO COUNTY OFFICIAL RECORDS (HEREINAFTER REFERRED TO AS EXCLUSION NO. 81-177), SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF THE LEISURE TOWN ROAD DEDICATION AS SHOWN ON THE "BRIGHTON LANDING LARGE LOT FINAL MAP" FILED IN BOOK 87 OF MAPS, PAGE 38, SOLANO COUNTY RECORDS, SAID SOUTHERLY LINE ALSO BEING THE BOUNDARY OF SID AS ESTABLISHED BY THE BRIGHTON LANDING DETACHMENT FROM SOLANO IRRIGATION DISTRICT PHASE 1, DETACHMENT NO. 2015-303, LAFCO RESOLUTION NO 16-02 DATED APRIL 11, 2016, SID RESOLUTION NO. 16-13 DATED APRIL 19, 2016, CERTIFICATE OF COMPLETION DATED AND RECORDED MAY 12, 2016 AS DOCUMENT NO. 201600039183, SOLANO COUNTY RECORDS (HEREINAFTER REFERRED TO AS DETACHMENT NO. 2015-303); THENCE CONTINUING ALONG SAID EXCLUSION NO. 81-177 SID BOUNDARY LINE AND LEISURE TOWN ROAD DEDICATION INSTRUMENT NUMBER 91000225, LEAVING SAID NORTHERLY LINE OF SECTION 25 AND SOUTHERLY LINE OF SID DETACHMENT 2015-303, (L2) SOUTH 0° 19' 30" EAST, 1286.80 TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID SID BOUNDARY LINE AND LEISURE TOWN ROAD DEDICATION INSTRUMENT NUMBER 91000225, (L3) NORTH 89° 40' 28" EAST FOR A DISTANCE OF 94.91 FEET TO THE NORTHWESTERLY CORNER OF PARCEL C AS SHOWN ON SAID ROBERTS' RANCH LARGE LOT FINAL MAP 92 SD 27.

THENCE, (L4) SOUTH 45° 17' 53" EAST 70.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE (C1) HAVING A RADIAL BEARING OF NORTH 0° 10' 29" EAST, TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 24' 53", HAVING A RADIUS OF 1245.00 FEET, WHOSE LONG CHORD BEARS SOUTH 88° 37' 04" EAST, A CHORD LENGTH OF 52.46 FEET, AND AN ARC LENGTH OF 52.47 FEET.

THENCE, (L5) SOUTH 87° 24' 38" EAST 135.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE (C2) TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 54' 52", HAVING A RADIUS OF 1155.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88° 52' 04" EAST, A CHORD LENGTH OF 58.75 FEET, AND AN ARC DISTANCE OF 58.75 FEET.

THENCE, (L6) NORTH 89° 40' 30" EAST 92.65 FEET;  
THENCE, (L7) NORTH 44° 40' 29" EAST 7.41 FEET;  
THENCE, (L8) NORTH 00° 19' 32" WEST 11.76 FEET;  
THENCE, (L9) NORTH 89° 40' 28" EAST 5.50;  
THENCE, (L10) NORTH 89° 40' 28" EAST 20.00 FEET;  
THENCE, (L11) NORTH 00° 19' 32" WEST 96.72 FEET;  
THENCE, (L12) NORTH 89° 40' 28" EAST 20.00 FEET;  
THENCE, (L13) NORTH 89° 40' 28" EAST 121.32 FEET;  
THENCE, (L14) SOUTH 63° 56' 24" EAST 74.75 FEET;  
THENCE, (L15) SOUTH 68° 27' 33" EAST 232.62 FEET;  
THENCE, (L16) SOUTH 70° 14' 59" EAST 74.56 FEET;  
THENCE, (L17) SOUTH 72° 48' 51" EAST 73.89 FEET;  
THENCE, (L18) SOUTH 75° 59' 52" EAST 73.89 FEET;  
THENCE, (L19) SOUTH 79° 10' 53" EAST 73.89 FEET;  
THENCE, (L20) SOUTH 82° 21' 53" EAST 73.89 FEET;  
THENCE, (L21) SOUTH 85° 33' 06" EAST 73.89 FEET;  
THENCE, (L22) SOUTH 88° 48' 23" EAST 77.89 FEET;  
THENCE, (L23) NORTH 89° 41' 16" EAST 50.00 FEET;  
THENCE, (L24) SOUTH 00° 18' 44" EAST 20.04 FEET;  
THENCE, (L25) NORTH 89° 41' 16" EAST 125.00 FEET;  
THENCE, (L26) SOUTH 00° 18' 44" EAST 325.00 FEET;  
THENCE, (L27) SOUTH 00° 18' 44" EAST 71.00 FEET;  
THENCE, (L28) SOUTH 00° 18' 44" EAST 484.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE (C3) HAVING A RADIAL BEARING OF NORTH 05° 12' 10" WEST, TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 33' 27", HAVING A RADIUS OF 375.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 86° 34' 34" EAST, A CHORD LENGTH OF 23.28 FEET, AND AN ARC DISTANCE OF 23.28 FEET.

THENCE, (L29) NORTH 88° 21' 17" EAST 42.23 FEET;  
THENCE, (L30) SOUTH 54° 48' 57" EAST 41.71 FEET;  
THENCE, (L31) SOUTH 01° 38' 43" EAST 29.83 FEET;  
THENCE, (L32) SOUTH 25° 03' 24" EAST 60.10 FEET;  
THENCE, (L33) SOUTH 54° 50' 46" EAST 28.01 FEET;  
THENCE, (L34) SOUTH 23° 17' 14" WEST 53.20 FEET;  
THENCE, (L35) SOUTH 88° 21' 17" WEST 315.64 FEET;  
THENCE, (L36) NORTH 01° 38' 43" WEST 115.00 FEET;  
THENCE, (L37) SOUTH 88° 21' 17" WEST 54.88 FEET;  
THENCE, (L38) NORTH 01° 38' 43" WEST 50.00 FEET;  
THENCE, (L39) NORTH 01° 38' 43" WEST 115.00;  
THENCE, (L40) SOUTH 88° 21' 17" WEST 310.00 FEET;  
THENCE, (L41) NORTH 01° 38' 43" WEST 115.00 FEET;  
THENCE, (L42) SOUTH 88° 21' 17" WEST 49.18 FEET;  
THENCE, (L43) NORTH 01° 38' 43" WEST 165.00 FEET;  
THENCE, (L44) SOUTH 88° 21' 17" WEST 350.00 FEET;  
THENCE, (L45) NORTH 01° 38' 43" WEST 31.27 FEET;  
THENCE, (L46) SOUTH 89° 12' 17" WEST 116.90 FEET;  
THENCE, (L47) SOUTH 89° 40' 28" WEST 50.00 FEET;  
THENCE, (L48) NORTH 00° 19' 32" WEST 17.13 FEET;  
THENCE, (L49) SOUTH 89° 40' 28" WEST 115.00 FEET;  
THENCE, (L50) NORTH 00° 19' 32" WEST 375.00 FEET;  
THENCE, (L51) NORTH 89° 40' 28" EAST 91.26 FEET;  
THENCE, (L52) NORTH 44° 40' 28" EAST 40.64 FEET;  
THENCE, (L53) NORTH 00° 19' 32" WEST 84.26 FEET;  
THENCE, (L54) NORTH 90° 00' 00" WEST 5.00 FEET;  
THENCE, (L55) NORTH 00° 19' 32" WEST 11.23 FEET;  
THENCE, (L56) NORTH 45° 19' 31" WEST 8.11 FEET;  
THENCE, (L57) SOUTH 89° 40' 30" WEST 339.26 FEET;  
THENCE, (L58) SOUTH 44° 40' 29" WEST 70.71 FEET TO A POINT ON THE EASTERLY LINE OF LEISURE TOWN ROAD, AS SHOWN ON SAID ROBERTS' RANCH LARGE LOT FINAL MAP 92 SD 27;  
THENCE ALONG SAID EASTERLY LINE, (L59) SOUTH 00° 19' 32" EAST 790.78 FEET;

THENCE, (L60) SOUTH 01° 24' 49" WEST 98.85 FEET;  
THENCE, (L61) SOUTH 00° 19' 32" EAST 136.02 FEET;  
THENCE LEAVING SAID VILLAGE C BOUNDARY AND SAID EASTERLY LINE OF LEISURE TOWN ROAD, (L62) SOUTH 01° 38' 43" EAST 124.99 FEET TO A POINT ON THE CENTERLINE OF FRY ROAD RECORDED JANUARY 11, 1991 IN INSTRUMENT NO 910002224; SAID LINE BEING THE EASTWEST CENTER SECTION LINE OF SAID SECTION 25;  
THENCE ALONG SAID SOUTHERLY LINE, (L63) SOUTH 88° 21' 17" WEST 94.83 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF THE SAID GENTRY MEADOWLANDS EXCLUSION NO 81-177; THENCE ALONG SAID EASTERLY LINE OF SAID GENTRY MEADOWLANDS EXCLUSION NO 81-177, (L64) NORTH 00° 19' 30" WEST A DISTANCE OF 1352.75 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.


**CONTAINING 26.28 ACRES, MORE OR LESS**

- ASSESSOR PARCEL NUMBERS CONTAINED WITHIN THE DESCRIPTION BOUNDARY:
  - 0138-030-170, 23.55 ACRES – TAYLOR MORISSON HOMES

**END OF DESCRIPTION**

*THIS LEGAL DESCRIPTION AND EXHIBIT OF THE SOLANO IRRIGATION DISTRICT'S BOUNDARY IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS A BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED. IT IS FOR ASSESSMENT PURPOSES ONLY.*

THIS DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECTION OF:

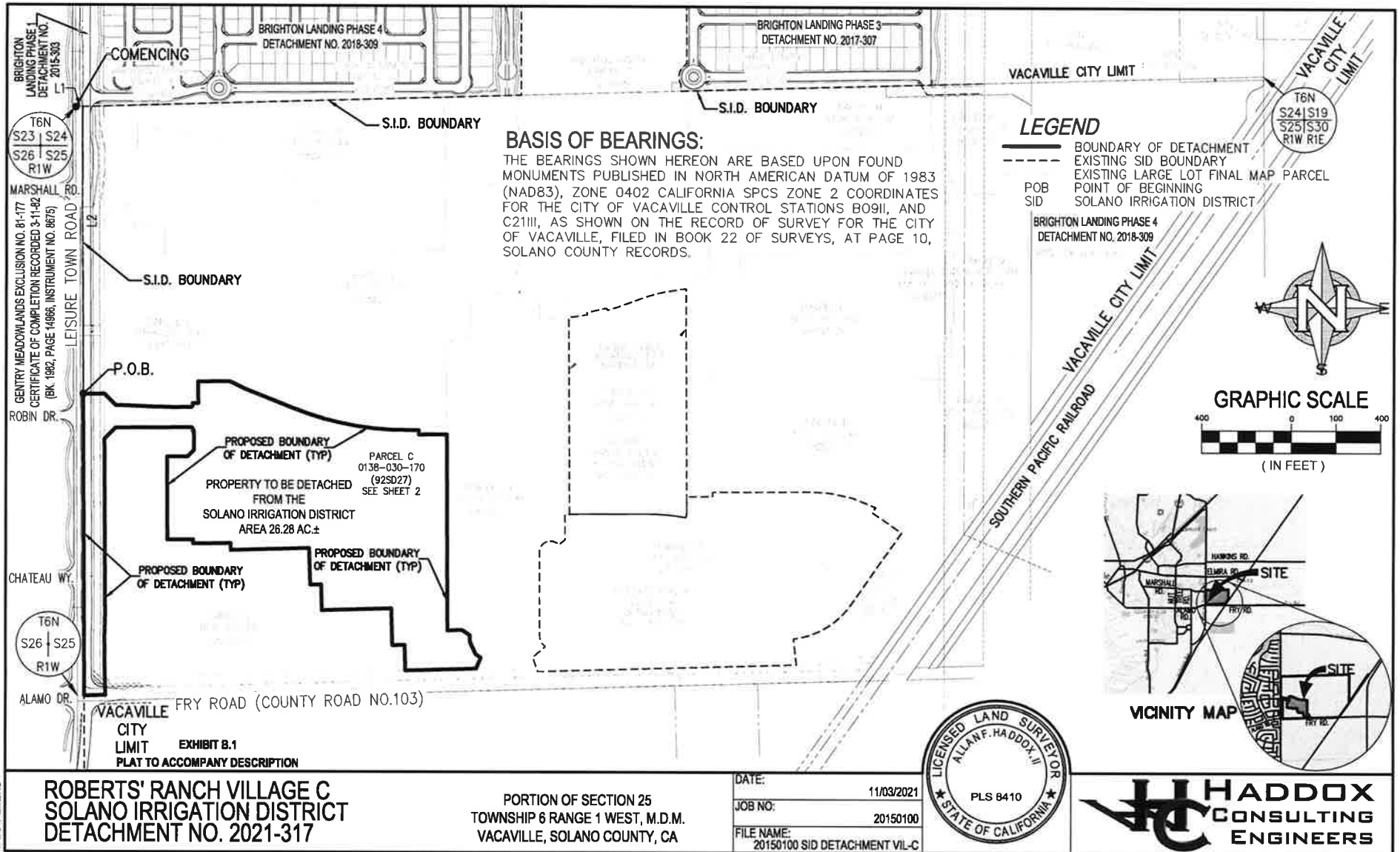
  
\_\_\_\_\_  
ALLAN F. HADDOX, II, PLS 8410

11/03/2021

DATE







SHEET 5 OF 7

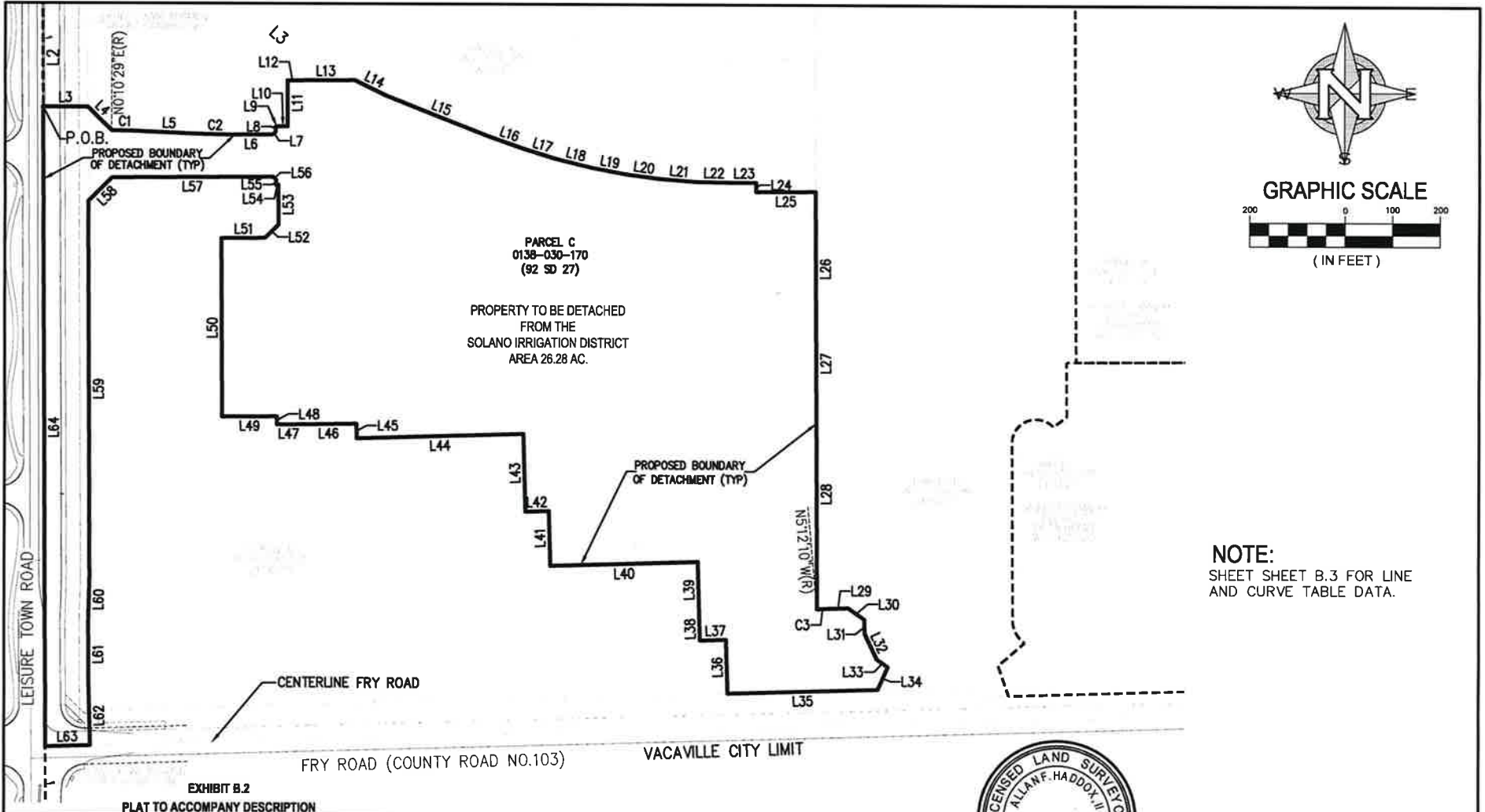
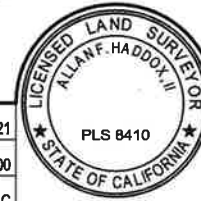


EXHIBIT B.2  
PLAT TO ACCOMPANY DESCRIPTION

ROBERTS' RANCH VILLAGE C  
SOLANO IRRIGATION DISTRICT  
DETACHMENT NO. 2021-317

PORTION OF SECTION 25  
TOWNSHIP 6 RANGE 1 WEST, M.D.M.  
VACAVILLE, SOLANO COUNTY, CA

DATE: 11/03/2021  
JOB NO: 20150100  
FILE NAME: 20150100 SID DETACHMENT VIL-C



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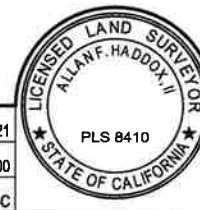
PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL CURVE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	N88°19'12"E	30.01'	L17	S72°48'51"E	73.89'	L33	S54°50'46"E	28.01'	L49	S89°40'28"W	115.00'	C1	52.47'	1245.00'	2°24'53"	S88°37'04"E	52.46'
L2	S0°19'30"E	1286.80'	L18	S75°59'52"E	73.89'	L34	S23°17'14"W	53.20'	L50	N0°19'32"W	375.00'	C2	58.75'	1155.00'	2°54'52"	S88°52'04"E	58.75'
L3	N89°40'28"E	94.91'	L19	S79°10'53"E	73.89'	L35	S88°21'17"W	315.64'	L51	N89°40'28"E	91.26'	C3	23.28'	375.00'	3°33'27"	N86°34'34"E	23.28'
L4	S45°17'53"E	70.74'	L20	S82°21'53"E	73.89'	L36	N1°38'43"W	115.00'	L52	N44°40'28"E	40.64'						
L5	S87°24'38"E	135.62'	L21	S85°33'06"E	73.89'	L37	S88°21'17"W	54.88'	L53	N0°19'32"W	84.26'						
L6	N89°40'30"E	92.65'	L22	S88°48'23"E	77.89'	L38	N1°38'43"W	50.00'	L54	N90°00'00"W	5.00'						
L7	N44°40'29"E	7.41'	L23	N89°41'16"E	50.00'	L39	N1°38'43"W	115.00'	L55	N0°19'32"W	11.23'						
L8	N0°19'32"W	11.76'	L24	S0°18'44"E	20.04'	L40	S88°21'17"W	310.00'	L56	N45°19'31"W	8.11'						
L9	N89°40'28"E	5.50'	L25	N89°41'16"E	125.00'	L41	N1°38'43"W	115.00'	L57	S89°40'30"W	339.26'						
L10	N89°40'28"E	20.00'	L26	S0°18'44"E	325.00'	L42	S88°21'17"W	49.18'	L58	S44°40'29"W	70.71'						
L11	N0°19'32"W	96.72'	L27	S0°18'44"E	71.00'	L43	N1°38'43"W	165.00'	L59	S0°19'32"E	790.78'						
L12	N89°40'28"E	20.00'	L28	S0°18'44"E	484.95'	L44	S88°21'17"W	350.00'	L60	S1°24'49"W	98.85'						
L13	N89°40'28"E	121.32'	L29	N88°21'17"E	42.23'	L45	N1°38'43"W	31.27'	L61	S0°19'32"E	136.02'						
L14	S63°56'24"E	74.75'	L30	S54°48'57"E	41.71'	L46	S89°12'17"W	116.90'	L62	S1°38'43"E	124.99'						
L15	S68°27'33"E	232.62'	L31	S1°38'43"E	29.83'	L47	S89°40'28"W	50.00'	L63	S88°21'17"W	94.83'						
L16	S70°14'59"E	74.56'	L32	S25°03'24"E	60.10'	L48	N0°19'32"W	17.13'	L64	N0°19'30"W	1352.75'						

EXHIBIT B.3  
PLAT TO ACCOMPANY DESCRIPTION

ROBERTS' RANCH VILLAGE C  
SOLANO IRRIGATION DISTRICT  
DETACHMENT NO. 2021-317

PORTION OF SECTION 25  
TOWNSHIP 6 RANGE 1 WEST, M.D.M.  
VACAVILLE, SOLANO COUNTY, CA

DATE: 11/03/2021  
JOB NO: 20150100  
FILE NAME: 20150100 SID DETACHMENT VIL-C



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## **EXHIBIT B – RESOLUTION CERTIFYING EIR**

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# **ROBERTS' RANCH SPECIFIC PLAN & DEVELOPMENT PROJECT MITIGATION MONITORING AND REPORTING PROGRAM**

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### **INTRODUCTION**

Section 15097 of the Guidelines for the California Environmental Quality Act (CEQA) requires that, whenever a public agency approves a project based on a Mitigated Negative Declaration or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring or reporting program to ensure that all adopted mitigation measures are implemented.

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Roberts' Ranch Specific Plan Project (proposed project). This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Draft EIR prepared for the proposed project.

The Draft EIR for the proposed project presents a detailed set of mitigation measures required for implementation. As noted above, the intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

### **MITIGATION MONITORING AND REPORTING PROGRAM DESCRIPTION**

#### **Compliance**

The City of Vacaville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The "applicant" shall refer to the entity seeking entitlements for development of the project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing

**5-MITIGATION MONITORING PROGRAM**

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responsibility is shared between the City and construction contractors, the City would be responsible for ensuring that the mitigation requirements are implemented.

## **Field Monitoring of Mitigation Measures**

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for approval by City staff, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase. The City staff will consult with other agencies or experts as needed or specified in the mitigation monitoring plan program before approving construction plans.

During construction and following the project, the City's Public Works Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Public Works Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for on-site, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; (7) revocation of permits or other entitlements.

## **Changes to Mitigation Measures**

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Planning Department. Modifications to the mitigation may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

Or

- b. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or

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**5-MITIGATION MONITORING PROGRAM**

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greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

### **Mitigation Monitoring and Reporting Program**

The table presented on the following pages provides the MMRP for the proposed project. The MMRP identifies the following:

1. the full text of the mitigation measure(s) applicable to each impact statement;
2. the party responsible for ensuring implementation of each mitigation measure;
3. the timing of implementation of each mitigation measure;
4. the agency responsible for reviewing and/or monitoring; and
5. the monitoring action and frequency.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database maintained by the City's Environmental Coordinator.

The City of Vacaville must adopt this MMRP, or an equally effective program, if it approves the Roberts' Ranch Specific Plan with the mitigation measures that were adopted or made conditions of project approval.



**5—MITIGATION MONITORING PROGRAM**

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<b>AIR QUALITY</b>				
<p><b>AQ-1a</b> The applicant shall implement Best Management Practices and shall submit a construction dust control plan for the project that includes the following conditions:</p> <ul style="list-style-type: none"> <li>• Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</li> <li>• Ensure haul trucks maintain at least 2 feet of freeboard.</li> <li>• Cover all trucks hauling dirt, sand, or loose materials.</li> <li>• All construction equipment vehicle tires shall be inspected and washed as necessary to be cleaned free of dirt prior to entering paved public roadways.</li> <li>• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area.</li> <li>• Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</li> <li>• Plant vegetative ground cover in disturbed areas as soon as possible.</li> <li>• Cover inactive storage piles.</li> <li>• Sweep streets if visible soil material is carried out from the construction site.</li> <li>• Treat project accesses to a distance of 100 feet from the paved road with either a 6-inch layer of gravel, or a 6- to 12-inch layer of wood chips or mulch to prevent track-out to public roadways.</li> <li>• No vehicle shall exceed 15 miles per hour on unpaved areas within the construction site, with</li> </ul>	<p>Project applicant and contractor.</p>	<p>Prior to issuance of grading permit &amp; during construction.</p>	<p>City of Vacaville Community Development and Public Works Departments</p>	<p>City review and acceptance of the dust control plan and site inspections to ensure BMPs and the dust control plan, including maintenance records, are implemented.</p>

**5-MITIGATION MONITORING PROGRAM**

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>the exception that vehicles may travel up to 25 miles per hour on stabilized unpaved roads as long as speeds do not create visible dust emissions. Visible speed limit signs shall be posted at the construction site entrances.</p> <p><b>AQ-1b</b> All off-road heavy-duty equipment and on-road heavy-duty trucks shall be properly maintained with the engines tuned to the engine manufacturer's specifications, and shall comply with the In-Use Off-Road Diesel-Fueled Fleets Regulation and the In-Use On-Road Diesel-Fueled Regulation, respectively. This includes limits on idling of all construction equipment and heavy-duty on-road trucks to 5-minutes or less, except as permitted by the California Air Resources Board.</p>				
<p><b>AQ-2</b> Operational Emission Reduction Measures. The applicant shall incorporate the following measures to reduce emissions associated with vehicle trip generation and area sources from the proposed project:</p> <ul style="list-style-type: none"> <li>• Equip all residential garages, as well as parking lots at parks, with infrastructure to install electric vehicle charging outlets and equipment.</li> <li>• Provide transit facilities (e.g., bus bulbs/turnouts, benches, shelters).</li> <li>• Provide bicycle lanes and/or paths, connected to the existing community-wide network.</li> <li>• Where feasible, provide sidewalks and/or paths, connected to adjacent land uses, transit stops, and the existing community-wide trail network.</li> <li>• Traffic calming devices such as bulb-outs and pedestrian refuges shall be implemented on residential streets in areas of high pedestrian activity and adjacent to neighborhoods.</li> <li>• The Roberts' Ranch Specific Plan shall be</li> </ul>	Project applicant or contractor	Prior to approval of subdivision improvement plans and Prior to issuance of building permits for residential structures.	City of Vacaville Community Development and Public Works Departments	City to review all final maps/subdivision improvement plans, residential construction plans, and the Specific Plan to ensure all the items identified have been included and site inspections to confirm the required modifications have been provided.

**5-MITIGATION MONITORING PROGRAM**

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>modified to include bicycle parking standards as follows:</p> <ul style="list-style-type: none"> <li>○ For residential development, one, sheltered, secure bicycle parking space per dwelling unit shall be required. Garages, storage sheds, utility rooms, or similar areas that can be secured from unauthorized access and are sheltered from sun and rain would satisfy this requirement without the addition of special improvements or racks. Additional convenience bicycle parking may be provided with exterior racks but does not count toward the sheltered bicycle parking requirement.</li> <li>○ New parking areas created to serve nonresidential uses should provide one bicycle parking space for every 20 vehicle parking spaces, with a minimum of four bicycle spaces.</li> <li>○ For all school developments, secured bicycle parking shall be provided at a minimum rate of 10% of the student capacity plus 3% of the maximum number of employees.</li> <li>● All wood burning devices shall be prohibited in residential units. Only natural gas fueled hearths shall be permitted.</li> <li>● During the Design Review process for each home design application, the City shall confirm compliance with measures incorporated into the City's Energy &amp; Conservation Action Strategy (ECAS), through use of a checklist identifying the residential design measures feasible for residential structures.</li> </ul>				
<b>BIOLOGICAL RESOURCES</b>				
<b>Short-Eared Owl</b>	Project applicant/biologist	Requirement to be	City of Vacaville Community	Confirm procedures are

5-MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p><b>BIO-1</b> Impacts from construction-related noise may occur to avian wildlife if construction occurs during the breeding season (i.e., February 1–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general bird species shall be accomplished by either scheduling construction between July 15 and February 1 or if construction must occur during the nesting season (February 1–July 15), a one-time biological survey for nesting bird species shall be conducted. The biological survey shall be conducted by a qualified biologist to identify the presence of nesting birds no more than 72 hours prior to the commencement of work. If any active nests are detected, the area shall be flagged and mapped on construction plans along with a minimum 25-foot buffer with up to a 300-foot maximum buffer for raptors, as determined by the qualified biologist. These areas shall be avoided until the nesting cycle is complete or it is determined that the nest has failed.</p>		<p>noted on grading plans prior to issuance of grading permit. Site Survey: No more than 72 hours prior to grading activities, if issued during the nesting season</p>	<p>Development Department &amp; Public Works Department</p>	<p>noted on construction plans. Conduct nest surveys and if nests are identified, the area is to be mapped and flagged appropriately to ensure the areas are avoided until the nesting cycle has completed.</p>
<p><b>Burrowing Owl</b> <b>BIO-2</b> Burrowing owls could be significantly impacted by both the loss of suitable nesting and foraging habitat, as well as direct destruction of burrows, eggs, nestlings, and nesting owls. Mitigation Measures BIO-2 through BIO-3 correspond to Avoidance and Minimization Measures BO 1 through BO 4 in the Solano HCP (Solano County Water Agency 2012) and recommendations detailed in the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012).</p>	<p>Project applicant/biologist (approved by CDFW)</p>	<p>Requirement to be noted on grading plans prior to issuance of grading permit.</p>	<p>City of Vacaville Community Development and CDFW</p>	<p>Confirm procedures are noted on construction plans.  Conduct surveys for burrowing owl nest sites. If nests are identified the protocol outlines in the mitigation measure is required to be followed.</p>

**5-MITIGATION MONITORING PROGRAM**

<b>Mitigation Measure</b>	<b>Party Responsible for Implementation</b>	<b>Implementation Timing</b>	<b>Agency Responsible for Reviewing/Monitoring</b>	<b>Monitoring Action</b>
<p>a. Within 14 days prior to the anticipated start of construction, a qualified biologist approved by the CDFW shall conduct preconstruction surveys within the project site to identify burrowing owls or their nesting areas for burrowing owl. This survey shall follow survey protocols outlined in the most current draft of the Solano HCP and as developed by the Burrowing Owl Consortium (Solano County Water Agency 2012; CDFW 2012). If no active burrows or burrowing owls are observed, no further mitigation is required. If a lapse in construction of 15 days or longer occurs during the nesting season, additional preconstruction surveys shall be repeated before work may resume.</p> <p>b. If burrowing owls or active burrows are identified within the project site during the preconstruction surveys, the following measures shall be implemented:</p> <ol style="list-style-type: none"> <li>1. During the non-breeding season for burrowing owls (September 1 through January 31), exclusion zones shall be established around any active burrows identified during the preconstruction survey. The exclusion zone shall be no less than 160 feet in radius centered on the active burrow. With approval from CDFW, burrowing owls shall be passively evicted and relocated from the burrows using one-way doors. The one-way doors shall be left in place for a minimum of 48 hours and shall be monitored daily to ensure proper function. Upon the end of the 48-hour period, the burrows shall be excavated with the use of hand tools and refilled to discourage reoccupation.</li> </ol>		<p>14 days prior to any grading activities, if a lapse of 15 days or longer occurs during the nesting season additional surveys required</p>		

**5—MITIGATION MONITORING PROGRAM**

Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>2. During the breeding season (February 1 through August 31), a qualified biologist familiar with the biology and behavior of this species shall establish exclusion zones of at least 250 feet in radius centered on any active burrow identified during the preconstruction survey. No construction activities shall occur within the exclusion zone as long as the burrow is active and young are present. Once the breeding season is over and young have fledged, passive relocation of active burrows may proceed as described in measure b.1, above.</p> <p>3. The buffer widths may be reduced in consultation with CDFW and with the following measures:</p> <ul style="list-style-type: none"> <li>• A site specific plan shall be prepared that documents and described how the nesting or wintering owls would not be adversely affected by construction activities;</li> <li>• Monitoring shall occur by a qualified biologist approved by CDFW. All monitoring shall be conducted for a sufficient time, for a minimum of 10 consecutive days following initiation of construction and it is shown the owls do not exhibit adverse reactions to construction activities;</li> <li>• Burrows are not in danger of collapse due to equipment traffic; and</li> <li>• Monitoring is continued at least once a week through the nesting/wintering cycle at the site and no change in behavior by owls</li> </ul>				

**5—MITIGATION MONITORING PROGRAM**

<b>Mitigation Measure</b>	<b>Party Responsible for Implementation</b>	<b>Implementation Timing</b>	<b>Agency Responsible for Reviewing/Monitoring</b>	<b>Monitoring Action</b>
<p>is observed; biological monitoring reports shall be submitted to CDFW.</p> <p><b>BIO-3</b> Mitigation for the permanent loss of burrowing owl foraging habitat for urban development or other permanent facilities shall be provided at a 1:1 land/area ratio. The final acreage for mitigation calculations shall be determined based on final design of the open space areas within the project site. This measure may be accomplished in conjunction with Swainson's hawk Mitigation BIO-4, below, provided the following additional measures are implemented.</p> <ul style="list-style-type: none"> <li>• At least 5 acres of mitigation area shall be permanently taken out of agricultural production, either on the project site or in another suitable location, to provide suitable nesting habitat and cover for burrowing owls.</li> <li>• At least four artificial burrow complexes (three multi-entrance burrows per complex) shall be installed within the habitat set aside for burrowing owls.</li> <li>• Vegetation within the owl habitat shall maintain an average effective vegetation height less than or equal to 6 inches from February 1 to April 15, when owls typically select mates and nest burrows. In addition, tree and shrub canopy cover shall be limited to the edges of the set aside area and shall not be within 200 feet of the artificial burrows.</li> <li>• Burrowing owl habitat mitigation areas shall be subject to deed restrictions that would limit future urban development.</li> <li>• An Open Space Maintenance Plan shall be prepared and implemented to insure open space lands within the project site and mitigation lands</li> </ul>	<p>Project applicant</p>	<p>Prior to issuance of grading permits</p>	<p>City of Vacaville Community Development Department</p>	<p>The City shall ensure the project applicant purchases foraging habitat, or obtains conservation easements for land deemed suitable for foraging habitat and complies with the additional requirements listed in the mitigation measure, including preparing an Open Space Management Plan.</p>



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<p>are maintained, to the extent feasible, to be compatible for use by burrowing owl.</p> <ul style="list-style-type: none"> <li>• Adequate funding shall be provided to manage the owl mitigation area, including maintenance of the artificial burrows and grass height, in perpetuity.</li> </ul> <p><b>Swainson's Hawk</b> <b>BIO-4</b> This Mitigation Measure is consistent with Avoidance and Minimization Measures SH-1 through SH-5 in the Solano HCP (Solano County Water Agency 2012).</p> <p>a. If construction occurs during the nesting season for Swainson's hawk (March 1 through August 31), a qualified biologist approved by the CDFW shall conduct preconstruction surveys no more than 15 days prior to construction to identify nesting Swainson's hawk within 0.25 mile of the project site. If a lapse in project-related construction activities of 15 days or longer occurs, additional preconstruction surveys shall be conducted prior to reinitiating work.</p> <p>b. If an active Swainson's hawk nest is identified within 0.25 mile of the project site, an exclusion buffer shall be established in consultation with the biologist and CDFW. No construction work such as grading, earthmoving, or any operation of construction equipment shall occur within the buffer zone except as provided below in mitigation measure BIO-5 and in consultation with CDFW. Construction may commence normally in the buffer zone if the nest becomes inactive (e.g., the young have fully fledged), as determined by the qualified biologist.</p>	<p>Project applicant/biologist</p>	<p>Prior to issuance of grading permits if issued during the nesting season</p>	<p>City of Vacaville Community Development Department</p>	<p>Confirm nest surveys completed and if nests are identified an exclusion buffer is to be established in consultation with the biologist and CDFW. The area is to avoided until the nesting cycle has completed.</p>

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<p><b>BIO-5</b> The project applicant shall mitigate for the loss of Swainson’s hawk irrigated foraging habitat by preserving a minimum of 1:1 land/area ratio of similar habitat. The final acreage for mitigation calculations shall be determined based on final design of the open space areas within the project site. The preservation of the mitigation area shall be accomplished through purchase of credits from a bank approved by the CDFW to provide such credits, such as the Elsie Gridley Mitigation Bank or the Burke Ranch Conservation Bank (CDFW 2016) or through preservation of irrigated agricultural lands protected in perpetuity by a conservation easement. Such an easement shall include provisions that provide for agricultural uses that are compatible with Swainson’s hawk foraging needs. Agricultural foraging habitats shall consist of alfalfa, tomatoes, other annual vegetable row crops, and grain. The mitigation area shall not include crop types and land uses incompatible with Swainson’s hawk foraging. The following additional restrictions and prohibited uses, at a minimum, shall also be noted as forbidden within the conservation easement:</p> <ul style="list-style-type: none"> <li>• Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes.</li> <li>• Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, or flowers.</li> <li>• Commercial greenhouses or plant nurseries.</li> <li>• Commercial aquaculture of aquatic plants, animals, and their byproducts.</li> <li>• Planting orchards or vineyards for the production of fruits, nuts, or berries except in</li> </ul>	<p>Project applicant</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Vacaville Community Development Department/CDFW</p>	<p>The City shall ensure the project applicant purchases foraging habitat, obtains conservation easements, or purchase credits from an approved mitigation bank for land deemed suitable for foraging habitat and complies with the additional requirements listed in the mitigation measure.</p>

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<p>designated farmstead areas.</p> <ul style="list-style-type: none"> <li>• Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as annual crops such as cotton or rice.</li> <li>• Construction, reconstruction, or placement of any building, billboard or sign, antennas, towers, and facilities for generation of electrical power, or any other structure or improvement of any kind, except as may be specifically permitted in site-specific management plan. Acreage occupied by any such existing facilities may not be counted toward mitigation requirements.</li> </ul> <p>The City shall consult with CDFW prior to approving the site, conservation easement, and conservation easement holder.</p> <p><b>Northern Harrier, White-Tailed Kite, Loggerhead Shrike, and Mountain Plover</b></p> <p><b>BIO-6</b> Impacts from construction-related noise may occur to avian wildlife if construction occurs during the breeding season (i.e., February 1–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general bird species shall be accomplished by either scheduling construction between July 15 and February 1, or if construction must occur during the nesting season (February 1–July 15). A one-time biological survey for nesting bird species shall be conducted by a qualified biologist in all suitable habitat for the presence of nesting birds 72 hours prior to the commencement of work. If any active nests are detected, the area shall be flagged and mapped on construction plans along with a minimum 25-foot buffer up to a 300-foot maximum for raptors, as determined by the</p>	<p>Project applicant/biologist</p>	<p>No more than 72 hours prior to issuance of grading permits if issued during the nesting season</p>	<p>City of Vacaville Community Development</p>	<p>Confirm completion of nest surveys and if nests are identified, the area is to be mapped and flagged appropriately to ensure the areas are avoided until the nesting cycle has completed.</p>

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qualified biologist. These areas shall be avoided until the nesting cycle is complete, or it is determined that the nest has failed.				
<p><b>BIO-7</b> To mitigate for the loss of potentially jurisdictional waters of the United States and/or waters of the State, the project applicant shall create, preserve, or restore an equivalent amount of jurisdictional waters not exempt from Sections 404 or 401 of the Clean Water Act. Actual mitigation acreage requirements shall be adjusted in conjunction with the U.S. Army Corps of Engineers and the Regional Water Quality Control Board. Mitigation may be accomplished by either of the following:</p> <ul style="list-style-type: none"> <li>a. Creation of similar habitat either on- or off-site at an appropriate mitigation site; or</li> <li>b. Purchase of the appropriate number of credits at an agency-approved off-site wetland mitigation bank. The Elsie Gridley Mitigation Bank services in Solano County has been approved by the USFWS to provide wetland mitigation credits (ACOE 2016).</li> </ul>	Project applicant	Prior to issuance of grading permits	City of Vacaville Community Development/USFWS	The City shall ensure the project applicant has created, preserved, or restored an equivalent amount of jurisdictional waters.

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<b>CULTURAL RESOURCES</b>				
<p><b>CUL-1</b> If deposits of prehistoric or historical archaeological materials are encountered during construction activities, all work within 25 feet of the discovery shall be redirected until an archaeologist is contracted to assess the finds, consult with agencies and descendant communities (as appropriate), and make recommendations for the treatment of the discovery. If preservation in place is not feasible, the archaeologist shall evaluate the deposit for its eligibility for listing in the California Register of Historical Resources. If the deposit is not eligible, mitigation is not necessary. If the deposit is eligible, mitigation shall include excavation of the archaeological deposit in accordance with a data recovery plan (see <i>CEQA Guidelines</i> Section 15126.4(b)(3)(C)). The City of Vacaville shall ensure that descendant communities are consulted for their input and concerns during the development and implementation of any mitigation plan.</p> <p>Upon completion of the evaluation and/or mitigation, the report shall be submitted to the City of Vacaville, the applicant, the Northwest Information Center at Sonoma State University, and descendant communities.</p>	Project applicant/archeologist	<p>Requirements shall be noted on all subdivision construction plans.</p> <p>During site grading/trenching</p>	City of Vacaville Community Development/archeologist	<p>City confirm project plans include the required notes.</p> <p>Construction work will stop within 25-feet (and be redirected) if any subsurface archeological resources are unearthed. An archeologist is required to assess the resource, consult with the appropriate entities and recommend treatment. The archeologist is to prepare a report to be provided to the City once mitigation has been completed.</p>
<p><b>CUL-2</b> In the event that human remains are encountered, the on-site construction foreman shall stop all work within 25 feet of the discovery and shall immediately contact the City's Community Development Department and the County Coroner. At the same time, a qualified archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. On-site construction workers shall not</p>	Project applicant/contractor	During site grading/trenching	City of Vacaville Community Development & Public Works Departments. County Coroner Project archeologist	All construction work will stop within 25-feet (and be redirected) if any human remains are unearthed. The County Coroner t is required to assess the resource, and consult with an

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<p>collect or move any human remains and associated materials. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission shall identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the Most Likely Descendant. The report shall be submitted to the City of Vacaville Community Development Department and the Northwest Information Center, and descendant communities.</p>				<p>archeologist to handle contacting the appropriate entities if the remains are native american. The archeologist is to prepare a report to be provided to the City once mitigation has been completed.</p>
<b>HYDROLOGY, WATER QUALITY AND DRAINAGE</b>				
<p><b>HYDRO-1</b> Consistent with General Plan policies SAF P3.1, P3.3, P3.4, and P4.4, and with City standard conditions of approval for storm drain improvements, numbers 8 and 9, the final design of the project shall be required to adequately direct all flows to the existing detention basin and prohibited from increasing the area subject to flooding downstream. In order to demonstrate compliance with these requirements, the project applicant will be required to prepare a Storm Drain Master Plan (SDMP) prior to issuance of improvement plans for the development which would reduce this impact to less than significant. The SDMP shall provide</p>	<p>Project applicant/engineer</p>	<p>Prior to approval of improvement plans</p>	<p>City of Vacaville Community Development and Public Works Departments</p>	<p>The City shall ensure the project applicant prepared a SDMP that meets the City's standards and demonstrates no increase in downstream flooding.</p>

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Mitigation Measure	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Reviewing/Monitoring	Monitoring Action
<p>the necessary calculations to adequately demonstrate that the proposed drainage facilities adequately convey the design runoff from the project and adequately mitigate the impacts of increased runoff. In accordance with the City's Storm Drain Design Standards, the SDMP shall be prepared prior to the approval of the final map/improvement plans and shall include, but is not limited to, the following items:</p> <ul style="list-style-type: none"> <li>• A topographic map of the drainage shed and adjacent areas as necessary to define the study boundary. The map shall show existing and proposed ground elevations (including preliminary building pads), with drainage sub-shed areas in acres, and the layout of the proposed drainage improvements.</li> <li>• A map showing analysis points, proposed street grades, storm drainage facilities, and overland release paths with required easement locations for overland flow across private property.</li> <li>• Preliminary pipe sizes with hydraulic grade lines, design flows, inverts, and proposed ground elevations at analysis points. This information shall be provided on the map showing the layout of the proposed drainage facilities.</li> <li>• Summary of the detention basin and pump station including:             <ul style="list-style-type: none"> <li>○ Additional pumping capacity added with this project.</li> <li>○ Summary of detention storage</li> </ul> </li> </ul>				



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<p>capacity.</p> <ul style="list-style-type: none"> <li>○ Proposed operations plan.</li> <li>○ Downstream improvements or maintenance.</li> <li>○ Proposed alterations required to avoid any increase in peak flows or areas subject to flooding. Such alterations may include, among other measures: <ul style="list-style-type: none"> <li>▪ Adjustments to grading plans;</li> <li>▪ Adjustments to storm water system design;</li> <li>▪ Adjustments to pump station operations.</li> </ul> </li> </ul>				
<p><b>HYDRO-2</b></p> <ul style="list-style-type: none"> <li>a. Implement Mitigation Measure HYDRO-1.</li> <li>b. The applicant shall conduct additional study of off-site drainage and flood conditions to demonstrate to the satisfaction of the City Engineer and Director of Public Works that the project shall not result in an increase in the depth or extent of flooding off-site, consistent with City Standard Conditions of Approval numbers 8 and 9. As part of the Storm Drain Master Plan, the applicant shall conduct a hydraulic analysis of the conveyance facilities downstream of the detention basin to determine the capacity of the downstream conveyance, the extent of the area subject to flooding under pre- and post-development conditions, and to identify the necessary mitigation measures that would reduce flooding to predevelopment levels. If mitigation measures are determined to be necessary based on detailed hydraulic analysis, such measures shall be incorporated into final project</li> </ul>	Project applicant/engineer	Prior to approval of improvement plans	City of Vacaville Community Development and Public Works Departments	The City shall ensure the project applicant provides documentation that the project will not increase off-site flooding and has conducted a hydraulic analysis of facilities downstream of the City's detention basin.

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improvement plans.				
<b>PUBLIC UTILITIES</b>				
<p><b>WW-1</b> The project applicant shall pay connection fees as determined by the City's Department of Utilities and specified in the City's DIF program.</p> <p><b>WW-2</b> The project applicant shall fund construction of any trunk sewer improvements needed upstream of the point where the Alamo/Fry trunk sewer and the CSP-S trunk sewer are combined under the DIF 54A project, beginning at the proposed project's point of connection.</p>	Project applicant	<p>Prior to issuance of building permits.</p> <p>Prior to approval of improvement plans for phases requiring sewer improvements.</p>	City of Vacaville Community Development, Utilities, and Public Works Departments	<p>The City shall ensure the project applicant pays the required connection fees and fees to fund construction of the trunk sewer.</p> <p>The City shall ensure design of sewer improvements meet requirements established by conditions of project approval.</p>
<b>TRANSPORTATION AND CIRCULATION</b>				
<p><b>TRAFF-1</b> At the Leisure Town Road (Jepson Parkway) / Elmira Road intersection (#6), the Project shall install the following improvements or pay in-lieu traffic fees to the City:</p> <ul style="list-style-type: none"> <li>• Widen the north leg to provide one additional through lane; this includes widening the north leg of the intersection to accommodate the second northbound through receiving lane.</li> </ul> <p>The City shall implement these improvements or shall apply the in-lieu fee towards implementation of the Jepson Parkway Improvement Project. At this intersection, the Jepson Parkway Improvement Project will provide:</p> <ul style="list-style-type: none"> <li>• Northbound approach - two left-turn lanes, one through lane and one shared through-right turn lane</li> <li>• Southbound approach - one left turn lane, two through lanes and one right-turn lane</li> <li>• Eastbound approach - two left-turn lanes, one through lane and one right-turn lane</li> <li>• Westbound approach - one left-turn lane, one through</li> </ul>	Project applicant	Prior to issuance of building permits	City of Vacaville Community Development and Public Works Departments	The City shall ensure the required in-lieu traffic fees have been paid in order to make the required improvements to Leisure Town Road/Elmira Road

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lane and one right-turn lane				
<p><b>TRAFF-2a</b> The project shall install the following improvements or pay in-lieu traffic fees to the City:</p> <ul style="list-style-type: none"> <li>Widen Leisure Town Road (Jepson Parkway) to two lanes in each direction between Marshall Road and Elmira Road and between Elmira Road and Ulatis Road.</li> </ul>	Project applicant	As part of subdivision improvement construction and/or prior to issuance of building permits	City of Vacaville Community Development and Public Works Departments	The City shall ensure the required in-lieu traffic fees have been paid and that any project-required street improvements are included on construction plans.
<p><b>TRAFF-2b</b> Widen Leisure Town Road (Jepson Parkway) to provide two lanes in the southbound direction between Ulatis Road and Elmira Road.</p>	City of Vacaville	Per capital improvement program.	City of Vacaville Public Works Department	The City shall continue construction planning for the Jepson Parkway and incorporate this segment into future roadway plans.
<p><b>TRAFF-3</b> Roundabouts and traffic circles shall be designed to accommodate fire trucks and other large vehicles to travel through the intersection at an appropriate speed for emergency response. On-street parking shall be prohibited near the traffic circles to ensure clear passage. All traffic calming devices shall be designed in accordance with City standards and be approved by the City.</p>	Project applicant	To be included on the final improvement plans	City of Vacaville Community Development and Public Works Departments	The City shall ensure the final improvement plans have been designed to City and fire standards to address fire truck access and traffic calming elements.
<p><b>TRAFF-4</b> The project-level site plan shall be submitted for each phase of the project development for review and approval by the City to ensure safe and direct facilities for pedestrians, bicyclists, and transit riders are provided and the design does not conflict with adopted plans, policies, and programs related to such facilities.</p>	Project applicant	To be include on the final improvement plans for each project phase.	City of Vacaville Community Development and Public Works Departments	The City shall ensure the site/improvement plans include safe access for pedestrians, bicyclists and transit riders and does not conflict with city policies.
<p><b>TRAFF-5</b> The City of Vacaville shall implement the following improvements to mitigate operations at the six impacted intersections. The project shall pay in-lieu traffic fees to the City.</p>	Project applicant & City of Vacaville	Prior to issuance of building permits & during annual monitoring on intersection operation.	City of Vacaville Community Development and Public Works Departments	The City shall ensure the required traffic in-lieu fees are paid. The intersections shall be included in the City's annual monitoring for CIP planning purposes.
<p><b>TRAFF- 5a</b> At the Leisure Town Road (Jepson Parkway) /</p>	City of Vacaville	As part of annual	City of Vacaville Public Works	The City shall include

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<p>Sequoia-White Pine Street (#4) intersection, the City shall implement the following improvements:</p> <ul style="list-style-type: none"> <li>• Add a through lane on southbound Leisure Town Road to provide one left-turn lane, one through lane and one shared through-right lane on the southbound approach.</li> <li>• Widen the south leg of the intersection to provide a corresponding receiving lane.</li> </ul> <p>This mitigation is consistent with the ultimate configuration of Jepson Parkway, but is not part of the Jepson Parkway Road Widening Project which the City is currently implementing. This is a temporary impact until the ultimate Jepson Parkway is constructed. With the mitigation the intersection would operate at LOS B or better during both peak hours.</p>		CIP budgeting and planning activities.	Department	this phase of the Jepson Parkway in its CIP annual planning and continue to pursue full implementation of the Jepson Parkway.
<p><b>TRAFF-5b</b> At the Leisure Town Road (Jepson Parkway) / Ulatis Road (#5) intersection, the City shall implement the following improvements:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal.</li> </ul> <p>This mitigation is consistent with the ultimate configuration of Leisure Town Road (Jepson Parkway) which the City is currently implementing. The Jepson Parkway Improvement Project will provide a traffic signal at this location with two through lanes in the northbound and southbound directions. Implementation of the mitigation would improve the intersection operations to LOS B or better in both peak hours.</p>	City of Vacaville Public Works Department	As part of Jepson Parkway construction.	City of Vacaville Community Development and Public Works Departments	The City shall ensure a traffic signal is included in the Jepson Parkway plans and installed at the Leisure Town Rd/Ulatis Road intersection as part of that phase of the Jepson Parkway project.
<p><b>TRAFF-5c</b> At the Leisure Town Road (Jepson Parkway) / Elmira Road (#6) intersection, the City shall implement the following improvements: Northbound – add a second left-turn lane and a second through lane.</p> <ul style="list-style-type: none"> <li>• Southbound – add a second through lane to provide one left-turn, two through and one right-turn lane.</li> <li>• Eastbound – add two left-turn lanes in addition to</li> </ul>	City of Vacaville Public Works Department	As part of Jepson Parkway Phase 1 construction.	City of Vacaville Community Development and Public Works Departments	The City shall ensure they have constructed the improvements at Leisure Town Road and Elmira Road as part of the Jepson Parkway project.

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<p>the existing through lane and right-turn lane.</p> <ul style="list-style-type: none"> <li>Westbound – add a left-turn lane and a right-turn lane to the existing through lane.</li> </ul>				
<p><b>TRAFF-5d</b> At the Leisure Town Road (Jepson Parkway) / Marshall Road (#7) intersection, the project shall install a traffic signal and the City shall implement the following improvements:</p> <ul style="list-style-type: none"> <li>Northbound – add a second through lane.</li> <li>Southbound – add a second through lane.</li> </ul> <p>This mitigation is consistent with the ultimate configuration of Leisure Town Road (Jepson Parkway) which the City is currently implementing. Implementation of the mitigation would improve the intersection operations to LOS D or better during both peak hours.</p>	Project applicant	<p>Prior to approval of improvement plans, and Prior to completion of improvements to the associated phase of project construction.</p>	City of Vacaville Community Development and Public Works Departments	The City shall ensure the applicant has designed the intersection, if not already constructed by the City, and that the project installs a traffic signal at the Leisure Town Road/Marshall Road intersection and the City completes roadway improvements to this intersection.
<p><b>TRAFF-5e</b> At the Leisure Town Road (Jepson Parkway) / Alamo Drive (#8) intersection, the City shall implement the following improvements:</p> <ul style="list-style-type: none"> <li>Northbound – add a second through lane.</li> <li>Southbound – add a second through lane.</li> </ul> <p>This mitigation is consistent with the ultimate configuration of Leisure Town Road (Jepson Parkway) which the City is currently implementing. Implementation of the mitigation would improve the intersection operations to LOS D or better during both peak hours.</p> <p>The Jepson Parkway Improvement Project would also add a southbound right-turn lane and a westbound right-turn lane to provide one left-turn, one through lane and one right-turn lane on the eastbound and westbound approaches.</p>	City of Vacaville Public Works Department	Prepare plans prior to approval of improvement plans and construct as part of project or Jepson Parkway project.	City of Vacaville Community Development and Public Works Departments	The City shall ensure improvements have been made to the Leisure Town Road/Alamo Drive intersection.
<p><b>TRAFF-5f</b> At the Elmira Road / Nut Tree Road (#17) intersection, the City shall implement the following improvements:</p> <ul style="list-style-type: none"> <li>Southbound – restripe the inside southbound</li> </ul>	City of Vacaville, Public Works Department	During annual CIP project planning.	City of Vacaville Public Works.	The City shall evaluate the feasibility of installing the improvements as part of annual CIP prioritizing based on monitoring of

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<p>through lane to an exclusive left-turn lane, providing two left-turn lanes, one through lane and one shared through-right lane.</p> <p>Implementation of the changes in lane striping would improve the intersection operations to LOS D or better during both peak hours. However, the proposed geometrics may not be feasible for operational reasons. This intersection was identified as operating unacceptably in the General Plan EIR.</p>				<p>the intersection operation.</p>
<p><b>TRAFF-6</b> The City of Vacaville shall implement the following improvements to mitigate operations at the impacted intersection. The project shall pay in-lieu traffic fees to the City.</p> <p>Implementation of the mitigation would improve the intersection operations to LOS D or better during both peak hours. However, the proposed geometrics may not be feasible for operational and safety reasons. Additional right-of-way would not be available to provide additional lanes in a different configuration.</p>				
<p><b>TRAFF-7a</b> Widen Leisure Town Road (Jepson Parkway) to two through lanes in each direction between south of the Vanden Road and Elmira Road intersections.</p> <p>This mitigation is consistent with the ultimate configuration of Leisure Town Road (Jepson Parkway) currently being implemented by the City. The mitigation would increase the road capacity and allow the traffic volumes to be at LOS C or better during the AM and PM peak hours.</p>	<p>City of Vacaville Public Works Department</p>	<p>As part of City CIP construction program.</p>	<p>City of Vacaville, Department of Public Works</p>	<p>Ensure that final construction plans reflect the required design for the Jepson Parkway.</p>
<p><b>TRAFF-7b</b> Widen Leisure Town Road (Jepson Parkway) to provide two lanes in each direction between Ulatis Road and Orange Drive.</p> <p>This mitigation is consistent with the ultimate configuration of the Jepson Parkway Concept Plan but is not part of the Jepson Parkway Road Widening Project which the City is currently implementing. The mitigation would increase the</p>	<p>City of Vacaville, Public Works Department</p>	<p>As part of City CIP construction program.</p>	<p>City of Vacaville, Public Works Department</p>	<p>Continue preparation of Phase 2 for the Jepson Parkway and ensure that construction plans incorporate the required lanes.</p>

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<b>Mitigation Measure</b>	<b>Party Responsible for Implementation</b>	<b>Implementation Timing</b>	<b>Agency Responsible for Reviewing/Monitoring</b>	<b>Monitoring Action</b>
road capacity and allow the traffic volumes to be at LOS C or better during the AM and PM peak hours.				
<p><b>TRAFF-8</b> The City shall implement the following improvements and the project shall pay in-lieu fees to the City for the acquisition of necessary right-of-way and installation of the improvements:</p> <ul style="list-style-type: none"> <li>Widen Leisure Town Road (Jepson Parkway) to two through lanes in each direction south of the Vanden Road/Leisure Town Road intersection.</li> </ul> <p>This mitigation is consistent with the ultimate configuration of Leisure Town Road (Jepson Parkway) currently being implemented by the City.</p>	Project applicant/ City of Vacaville Public Works Department	Payment of in-lieu fees prior to issuance of building permits. City timing for construction per Jepson Parkway Phase 1 improvement plans.	City of Vacaville Community Development and Public Works Departments	The City shall ensure the applicant has paid the required fees and the City implements the required improvements



**SOLANO IRRIGATION DISTRICT  
RESOLUTION NO. 18-18**

**A RESOLUTION OF APPLICATION BY THE  
SOLANO IRRIGATION DISTRICT  
REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION  
TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY  
FOR THE DETACHMENT OF  
ROBERTS' RANCH DEVELOPMENT, VACAVILLE**

At a regular meeting of the Board of Directors of Solano Irrigation District held at the District Office on the 15<sup>th</sup> day of May, 2018, the following resolution was approved and adopted:

**WHEREAS**, the Solano Irrigation District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would detach territory from the Solano Irrigation District; and,

**WHEREAS**, the principal reasons for the proposed reorganization is to detach 4 parcels, (APN's 0138-030-090 through 0138-030-120), totaling 236.09± acres, which are in the process of being subdivided into 16 larger parcels, all proposed for residential development; and,

**WHEREAS**, detachment of the subject parcels will be phased and could occur over a number of years; and,

**WHEREAS**, with each phase of detachment, the developers will be required to pay the detachment fees per the Roberts' Ranch development agreement plus all agency and District processing fees.

**WHEREAS**, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
Solano Irrigation District	Detachment

and,

**WHEREAS**, the territory proposed to be reorganized is inhabited, and a map and description of the boundaries of the territory are attached hereto as Exhibit "A" and Exhibit "B" by this reference incorporated herein; and,

**WHEREAS**, it is desired to provide that the proposed reorganization be subject to the following terms and conditions:

1. The cost to detach from the District has been paid by the Developer.
2. The parcels and roadways whose boundaries and centerlines define the boundary of the territory being annexed shall be recorded as described and shown in Exhibits "A" and "B" so as to ensure that the District's boundary line coincides with recorded boundaries; and,



**WHEREAS**, this proposal is consistent with the adopted spheres of influence for the agencies subject to this reorganization; and,

**WHEREAS**, the subject property was annexed to the City of Vacaville in 2017 and certified an Environmental Impact Report (EIR) for the Roberts' Ranch, which complied with the requirements of the California Environmental Quality Act (CEQA); and,

**WHEREAS**, this Board of Directors certifies that the Solano Irrigation District initiated the Roberts' Ranch development detachment from the District, and that the subject detachment is a ministerial act required by the regulations of the United States Bureau of Reclamation and the policies of the District, and as such, the District will file a Notice of Exemption identifying the detachment as a Ministerial act, and no further action is required under CEQA.

**NOW, THEREFORE**, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Solano Irrigation District, and the Solano Local Agency Formation Commission is hereby requested to take proceedings for the detachment of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

**PASSED AND ADOPTED** the 15<sup>th</sup> day of May, 2018, by the Board of Directors of the Solano Irrigation District, County of Solano, State of California, by the following vote:

**AYES:** Barrett, German, Kluge

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Colla, Porter

**DATED:** May 15, 2018

  
\_\_\_\_\_  
John D. Kluge, President of the Board of Directors  
Solano Irrigation District

**ATTEST:** I hereby certify that the foregoing Resolution was duly made, seconded and adopted by the Board of Directors of Solano Irrigation District at a regular meeting of this Board held May 15, 2018:

  
\_\_\_\_\_  
Cary Keaten, General Manager  
Solano Irrigation District