



Solano Local Agency Formation Commission

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

STAFF REPORT

DATE: April 15, 2019

TO: Local Agency Formation Commission

FROM: Michelle McIntyre

SUBJECT: **LAFCO Project No. 2019-01: Farmstead Annexation to the City of Vacaville.** Actions include concurrent annexation to the City of Vacaville, and detachment from: Vacaville Fire Protection District, Solano Irrigation District, and the Solano County Lighting Service Area. Located south of Fruitvale Road, east of North Orchard Avenue, and northwest of Eldridge Avenue, 20.67 acres APN: 0125-040-110.

The following analysis measures the subject proposed reorganization against the Cortese-Knox-Hertzberg (CKH) Act and the Solano LAFCO's adopted policies and standards. The staff report below includes six sections (A-F); A) Introduction; B) Statutory requirements; C) Local policies and written standards; D) Summary of determinations; E) Summary of conditions of approvals; and, F) Staff recommendation.

A. Introduction

Project Background

The City has submitted a resolution requesting reorganization of approximately twenty acres with the following concurrent actions: annexation to the City of Vacaville, and detachments from the Vacaville Fire Protection District, Solano Irrigation District, and Solano County Lighting Service Area.

Project Purpose

The purpose of the reorganization is to facilitate the development of 130 single-family detached homes on approximately fifteen acres. The remaining five acres will comprise of a three-acre neighborhood park, trail amenities, and roads.

Project Location

The project site is located south of Fruitvale Road, east of North Orchard Avenue, and northwest of Eldridge Avenue in unincorporated Solano County. The project site is bounded on three sides by Vacaville city limits, the exception being Fruitvale Road the north. A map and geographic description is attached as Exhibit A to the Draft LAFCO Resolution No. 19-06 (Attachment A).

B. Statutory Requirements – CA Rev and Tax Code and CKH Act

California Revenue and Tax Code 99 - Exchange of Property Tax

The City and Solano County have agreed use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); letters reflecting the agreement, County Resolution 2000-72, and City Resolution 2000-32 are enclosed as Attachment B.

Municipal Service Review and Sphere of Influence

On May 8, 2017 LAFCO updated the City’s Municipal Service Review/Comprehensive Annexation Plan (MSR/CAP), and Sphere of Influence (SOI)¹. The City’s SOI exhibit (enclosed as Attachment C) identifies the proposal area as within the sphere of influence and within the Near Term Annexation area.

Staff Recommended Determination: The Commission determines the proposal consistent with the City’s MSR, CAP, and SOI and is located within the City’s Near Term Annexation area.

Factors To Be Considered:

The Commission is required consider all of the factors pursuant to §56668 (a-q).

a.

Population and population density	At build out, the proposal is expected to increase the City’s population by 357 residents. (130 units x 2.74 persons/single family resident, City’s General Plan EIR).
Assessed Valuation	Due to a Williamson Act Contract per the Solano County Assessor’s Office, the assessed unrestricted value is \$296,186 while the full cash value is \$99,700 as of 1/10/2019.
Topography	The proposal site is generally flat and elevation ranges from approximately 205 feet above mean sea level in the eastern direction to approximately 210 feet to the west.
Natural boundaries	There are no natural boundaries adjacent to the site.
Land area and land use	A portion of the site was previously a fruit stand and orchard. There are two existing residences and a number of outbuildings. All of the existing buildings and approximately 400 trees will be removed. According to the developer, the row of mature pecan

¹ City of Vacaville’s 2017 MSR/CAP can be accessed via this link <http://solanolafo.com/studies.htm>

	trees on North Orchard Avenue will be retained as part of the project.
Proximity to other populated areas	Existing single-family homes are located east, west, and north of the proposal site. Hemlock Elementary School and Orchard Baptist Church is located south of the proposal area.
Drainage basins	There is an existing open ditch located east of the proposal site that will remain open and maintained in its current condition for the purposes of storm drainage. The ditch is used to convey city storm water from areas to the north and west. The project does not propose to use this ditch for conveyance of the project's storm water system. (Additional information on Solano Irrigation District easements including the subject ditch is included as part of Standard 11 below).
Likelihood of significant growth in the area and in adjacent areas during the next 10 years	There is not a likelihood of significant growth in the adjacent areas as these areas are already developed.

b. The need for organized services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed reorganization, alternative courses of action on the cost and adequacy of services and controls in this area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

The City provides a full range of municipal services directly or via contract including: fire protection, law enforcement, animal control, parks and recreation, public works, solid waste, stormwater, wastewater, and water. These services are detailed in the City's Comprehensive Annexation Plan/Municipal Service Review and the City's adopted Modified Initial Study for the Farmstead Project² (Attachment V). Some of the municipal services are summarized below:

² The Modified Initial Study for the Farmstead Project is enclosed as Attachment V and can also be accessed via this link <https://www.ci.vacaville.ca.us/government/community-development/advanced-planning/the-farmstead-at-n-orchard>

- **Fire protection** – The proposal area is currently served by the Vacaville Fire Protection District (VFPD). Upon annexation, it will be under the jurisdiction of the Vacaville Fire Department (VFD). VFD and VFPD have mutual aid and automatic aid agreements. The automatic aid agreement states that in designated zones, including the proposal area, both agencies agree that upon receipt of an alarm or request for service, the dispatch center of the Responding Party shall dispatch the closest unit from the Responding Party’s jurisdiction and immediately transfer the call to the dispatch center of the party from whose jurisdiction alarm or call was received.

The closest station to the proposed project site is Vacaville Fire Department Station 71 located on 111 South Orchard Avenue which is approximately 0.7 miles south of the site. The second closest station is the Vacaville Fire Protection District (VFPD) station on 420 Vine Street located 1.5 miles northeast of the site. Given the proximity of the proposal site to the two fire stations, it is reasonable to expect the fire response standards can be met at the project site and that both agencies have and will most likely continue to respond to the proposal area.

Note: Mitigation for the Vacaville Fire Protection District is discussed under Section C Local Policies, Standard 11.

- **Law enforcement** – The proposal area is currently served by the Solano County Sheriff’s Office, upon annexation the proposal will be served by the Vacaville Police Department (VPD). VPD standards for average response times are: six minutes and one second for Priority I calls and sixteen minutes and twenty eight seconds for Priority II calls. The VPD has an average response time of six minutes for Priority I calls and fifteen minutes for Priority II calls.³

The City’s General Plan (GP) Environmental Impact Report (EIR) determined that in order to maintain the City’s existing staffing ratios and adopted standards; the VPD will need to add thirty officers, with associated equipment and vehicles to serve the City’s new growth areas including the Farmstead project. (Per GP EIR, the existing VPD facility is sufficient to support additional officers and serve future development.) The City’s GP requires new development to pay a fair and equitable impact fee to offset the cost of the additional law enforcement services, this requirement will be met by the City’s condition of approval via Resolution 2018-138 (Attachment D) which states that the subject reorganization prior to recordation of the final map shall annex into the City’s Infill Community Facilities District, CFD 12.

³ City of Vacaville General Plan EIR is available via this link: <https://www.ci.vacaville.ca.us/government/community-development/advanced-planning/adopted-plans/general-plan/general-plan-and-energy-and-conservation-action-strategy-eir/general-pla>

- **Animal control** – Vacaville is one of five cities in Solano County that contracts with Humane Animal Services, a non-profit organization for animal control. The City’s 2017 adopted MSR/CAP determined that animal control services are adequately provided by the City.
- **Solid waste** – Recology has the exclusive right to provide collection and hauling services for solid waste, recyclables, and yard waste as well as street sweeping services in the City through a franchise agreement.
- **Parks and Recreation** – The proposal will result in the construction of a three acre park at the south central area of the project site. The proposal calls for passive park design with a picnic area, benches and a paved walkway through the center of the park extending to the two cul-de-sacs that flank the east and west side of the park. The project also includes a ten foot wide multi-use trail system to provide access for pedestrians and bicycles around the perimeter of the site. A twenty foot wide landscaped buffer will be included along the eastern boundary of the site where the open ditch is located. The Modified Initial Study for the proposal includes the following conclusion:

“The General Plan provides that new neighborhood parks should be a minimum of 6 acres of parkland, but that neighborhood parks less than 6 acres may be approved in infill areas such as the project site where there is a documented shortfall of parkland. The development’s obligation towards a neighborhood park, based on the City’s park standards of acres per 1,000 people, would be 0.56 acres of parkland. The proposed project far exceeds this requirement by including approximately 5 acres of neighborhood parkland and trails that would be available to the public and consistent with the General Plan. The project would provide a 3-acre public, neighborhood park that is adequate to serve the projected project population and would not contribute to the degradation of neighborhood parks elsewhere, which improves the park-to-resident ratio. Additionally, the project would comply with all General Plan policies and pay any park fees, if required by the City related to the adequate provision of parkland and recreational facilities.”

- **Stormwater** – The project’s drainage plan includes capturing on-site storm water through a series of 15 to 36-inch storm drainpipes that would convey flows to the southeast corner of the project site connecting to the City’s twin 54-inch storm drain infrastructure downstream of SID’s open channel drainage ditch and that the project will not contribute storm water runoff into the open drainage ditch. Storm drains within the City are required to convey the 10-year design flows and in order to accommodate surface drainage, the City requires that streets and public rights-of-way be designed to provide overland release of runoff for 100-year storm conditions.

Note: Upon annexation approval, SID will be deed the open channel drainage ditch to the City as agreed upon by the two agencies. (See Standard 11 below).

Wastewater – The project is expected to generate approximately 31,200 gallons per day of wastewater during operation. There are existing sewer lines located along North Orchard Avenue, Fruitvale Road, and Eldridge Avenue. Sewer from the project would be conveyed to a 21-inch sewer main in Fruitvale Road. Per the City and developer, 8-inch sewer lines will be installed within all roadways to service the proposed residences.

The City's 2017 MSR notes that flow to the Easterly Waste Water Treatment Plant (WWTP) is expected to increase as development allowed by the General Plan occurs. Capacity is 15 MGD and current flows are 7.5 MGD. The City states that the flows drastically declined during the drought which led to reduced flows and increased capacity. The Easterly WWTP is considered to have sufficient capacity to serve anticipated growth in the community for 16 years without the need for expansion, although upgrades are currently underway. In relation to the City's Near Term and Long Term SOI, the Easterly WWTP has capacity for the Near Term SOI planned annexation areas, including the proposed project, but may not have capacity for the Long Term areas as the General Plan projects that at buildout the sanitary base flow would be 16.2 MGD, exceeding the 15 MGD capacity. The City anticipates the need for additional analysis in 5-10 years.

- **Water** – The project site has an on-site well and receives agricultural water from Solano Irrigation District (SID). Upon annexation to the City, the City would provide water to the site. Per the City, the project will tie into the City's existing 12-inch water lines located on North Orchard Avenue and Fruitvale Road. The developer will install a series of 8-inch water lines located with project roadways. The project's irrigation water would also be provided by the City's potable water system. According to the City, the project is expected to generate a water demand of approximately 35,700 gallons per day during operation which was factored in their General Plan. The City's General Plan EIR determined that the projected increase in water demand with future development is 26.2mgd or 29,350 AFY and that by 2035 the City will be allocated 41,653 AFY of water which is adequate to meet their average daily potable water demand without requiring additional water supply entitlements.

The following is an excerpt from the Modified Initial Study (MIS) that addresses the water pressure in the North Orchard area of the City and the conclusion from the MIS:

“The City has identified the N. Orchard area of the City as having issues related to fire flow and residential peak hour water demand. The City's 1990 Water Master Plan notes that water pressure below 20 pounds per square inch (psi) is

not acceptable to ensure adequate water pressure is available for fire suppression. The master plan notes 20-30 psi is acceptable for fire suppression, but a range of between 30-88 psi is recommended (Nolte 1990, p. 7-8).

To address how the proposed project could affect existing water pressure and required fire flow pressure in this area, the City's consultant, NV5, evaluated if the project would affect existing water distribution system resulting in a decline in acceptable water pressure under both average water demand and maximum water demand scenarios (see Appendix H). Under existing conditions, the average water pressure in the residential areas north and northwest of Fruitvale Road generally ranges from 40 to 45 psi. West of Orchard Avenue water pressure generally falls within 40 to 42 psi and to the south and east water pressure generally ranges from 43 to 48 psi. There are a few residential areas farther to the west and southwest where water pressure is lower and ranges between 36 to 39 psi. Under existing conditions, all of these areas are within the recommended water pressure guidelines as set forth in the Water Master Plan and well above the acceptable water pressure minimum of 20 psi. The project's water demand for 130 residences would result in no more than a one (1) psi reduction in water pressure under both average and maximum day demand in limited areas to the northeast of Fruitvale Road and south of the project site. A one (1) psi reduction in water pressure would not result in noticeable changes in performance for household uses. Based on this analysis the proposed project would not significantly affect the City's existing water distribution system or water pressure in the area and would not adversely impact the required fire flow water pressure standards to the extent that would require the construction of new water infrastructure facilities."

Groundwater Management

The Sustainable Groundwater Management Act (SGMA) applies to basins or sub-basins that Department of Water Resources (DWR) designates as medium or high priority basins. The proposal site is located within the Solano Sub-basin which was ranked medium priority. SGMA required that groundwater sustainability agencies (GSAs) were designated by June 30, 2017. The City and SID are GSAs and currently the proposal area is within SID's GSA. Upon completion of the reorganization, the proposal site should be included within the City's GSA. While LAFCO is not empowered to modify the GSA boundaries, the Commission can require that the City and SID modify their GSA boundaries with DWR.

<p>Recommended Condition of Approval: The City and SID, as Groundwater Sustainable Agencies (GSA) shall modify their respective GSA boundaries with the Department of Water Resources (DWR) to reflect the reorganization.</p>

c. The effect of the proposed action and of alternative actions, on local governmental structure of the county.

The proposed development cannot receive municipal services from Solano County per the Solano County General Plan and Measure T.⁴ There is no other nearby municipality that could provide services to the proposal area.

In May 2017 the Commission approved the City's MSR/CAP and SOI and determined the City is able to provide services to the proposal area which is located within the near term annexation area.

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.

In summary GC §56377 requires the Commission to consider two policies and priorities. The first is that the Commission shall guide development away from existing prime ag lands toward areas containing non-prime ag lands unless such action would not promote the planned, orderly, efficient development of an area. The second consideration is development of areas that are within the agency's SOI should be encouraged prior to development of other areas outside an agency's SOI.

The proposal area is one of four areas identified in the City's 2017 MSR/SOI that would likely be annexed in the next five years. Consistent with the other three areas identified within the City's near term annexation areas, the Farmstead project is adjacent to existing City limits, development, and infrastructure. The Farmstead project is substantially surrounded by the City with the exception of the area to the north which includes ten parcels that are developed with existing residences. Annexation of the Farmstead project as well as the ten parcels north of parcels would create a logical extension of the city's boundary and municipal services, and would remove the existence of an unincorporated corridor and an unincorporated island. (See Factor f below for the specific factor that addresses islands)

Prime Agricultural Land

GC Section 56064 defines prime agricultural land based on soil types, soil classifications, Storie index ratings, and other factors. The proposal area consists of Brentwood clay loam and Rincon clay loam soils, both of which are classified as prime agricultural land by the US Department of Agriculture and meets the definition under the CKH Act specifically Section 56064.

As noted above, the CKH Act discourages development of prime ag lands unless such action would not promote the planned, orderly, efficient development of an area. Given that the proposal area is substantially surrounded by the City and municipal services and infrastructure are adjacent to the property, annexation of the proposal site to the City is a logical extension of their boundary and promotes municipal service efficiencies.

⁴ See Solano County General Plan https://www.solanocounty.com/depts/rm/planning/general_plan.asp

In their application to LAFCO, the City and developer have indicated their support for mitigation of lands that meet the prime agricultural land definition pursuant to Section 56064. Given that the City is in the process of establishing an agricultural and avian foraging habitat mitigation fee program and agreement with the Solano Land Trust, LAFCO staff recommends conditioning approval of the proposal so that the project is subject to the said mitigation fee program. Staff also recommends that the City and or Solano Land Trust provide LAFCO with a report on the outcome of the agricultural mitigation within one year. (The City staff report for said mitigation fee program and related ordinance and resolution is enclosed as Attachment E)

Staff Recommended Determination: The Commission determines that annexation of the proposal site to the City of Vacaville is a logical extension of their boundary and promotes municipal service efficiencies as the proposal site is substantially surrounded by the City, and adjacent to existing municipal services and infrastructure.

Staff Recommended Condition of Approval: The proposed reorganization is approved on the condition that the proposal is subject to the City’s agricultural and avian foraging habitat mitigation fee program to mitigate the impacts on prime agricultural lands as defined pursuant to Government Code Section 56064, and that the City and or Solano Land Trust shall provide LAFCO with a report on the outcome of the agricultural mitigation within one year.

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

GC §56016 includes the definition for “agricultural lands” which means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set aside program.

Williamson Act Contract

The proposal site is currently under a Williamson Act contract. A notice of non-renewal was submitted to the County on April 17, 2018 to request removal of the project site from the Williamson Act contract. This is a nine year termination process, during which the annual tax assessment for the property gradually increases. Absent an earlier cancellation, the Williamson Act contract will terminate on October 13, 2027. On December 11, 2018 the Solano County Assessor-Recorder Office determined that the valuation of the project site for purposes of determining the cancellation fee under Government Code (GC) Section 51203 is three million dollars. Without a partial fee waiver, the cancellation fee would be three hundred seventy five thousand dollars. Without the relief permitted under GC Section 51283, this fee would normally be required to be paid prior to recordation of the certificate of cancellation.

On January 22, 2019, the Vacaville City Council adopted a resolution approving the tentative cancellation of the Williamson Act contract (the "Tentative Cancellation"). The Tentative cancellation includes the findings required to authorize the waiver of the cancellation fee and an extension of time to make such payment. The Tentative Cancellation authorizes a fifty-percent reduction in the cancelation fee for a total of one hundred eighty seven thousand five hundred dollars (the "Reduced Cancellation Fee"). The Tentative Cancellation also extends the time to pay the Reduced Cancellation Fee from the date the certificate of cancellation is recorded to the earlier of: the issuance of the eighty-fifth residential building permit for the project; or October 13, 2027. As of the writing of this report, the Secretary of the Natural Resources Agency has not yet agreed to waive all or a portion of the cancellation fee and to grant an extension of time to pay all or a portion of a cancellation fee.

GC Section 56754 requires the Commission to make a determination based on substantial evidence in the record, if the city shall succeed to the rights, duties, and powers of the county pursuant to Section 51243, or that the city may exercise its option not to succeed to the rights, duties, and powers of the county pursuant to Section 51243.5. As noted, the City has adopted a resolution approving a Tentative Cancellation of the Williamson Act contract and has entered into a Williamson Act Cancellation Fee Agreement with the property owner (Attachment F).

Staff Recommended Determination: The Commission determines as required by GC §56754 and based on substantial evidence in the record, the City will succeed to the contract pursuant to Section 51243.

GC §56856.5 prohibits the Commission from approving or conditionally approving a change of organization or reorganization of lands subject to a Williamson Act contract except in limited circumstances. GC §56856.5(d)(2) allows for annexation of territory to a city if a tentative cancellation has been approved pursuant to Section 51282. As noted in prior sections, the Vacaville City Council has adopted a Tentative Cancellation on January 22, 2019.

Staff Recommended Determination: The Commission determines it has the authority pursuant to Government Code Section 56856.5(d)(2) to approve or conditionally approve the Farmstead proposal based on the fact that the Vacaville City Council adopted a Tentative Cancellation on January 22, 2019.

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, Exhibit A to the draft resolution of the subject reorganization, has been reviewed by the Solano County Surveyor.

The proposal site is substantially surrounded by the city with the exception of the area north of the proposal area. As recommended by LAFCO staff, the City has submitted an application via resolution to annex the ten parcels to the north known as the Fruitvale Annexation. Should the Commission proceed without annexing the Fruitvale site, the Commission will create an island that is substantially surrounded by the City. Staff recommends that both areas annex into the City as approving one without the other would create an island or a corridor of unincorporated territory thus creating an illogical boundary that would not promote the logical extension of services.

Staff Recommended Condition of Approval: The Commission determines annexation of only the Farmstead Annexation or the Fruitvale Annexation creates an illogical boundary that does not promote the logical extension of municipal services, therefore; the Commission conditions the approval of the Farmstead Annexation proposal on the successful completion of the Fruitvale Annexation proposal.

The Fruitvale Annexation to the City of Vacaville Project was submitted on March 10 and is currently being processed by LAFCO staff. Staff anticipates it may be heard at the Commission's June 10, 2019 meeting.

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

GC §65080 states, "each transportation planning agency shall prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system, including, but not limited to, mass transportation, highway, railroad, maritime, bicycle, pedestrian, goods movement, and aviation facilities and services."

A regional transportation plan has been adopted and can be accessed via this link

<https://mtc.ca.gov/our-work/plans-projects/plan-bay-area-2040/transportation-2035>

With respect to transportation/traffic study impacts more specifically related to the Farmstead project, the City completed the Modified Initial Study (MIS) for the Farmstead Project and the information below are excerpts from pages 81-87 of the MIS (Attachment V). Please see MIS for the complete analysis.

“A Transportation Impact Study (TIS) was prepared for the project by Omni-Means, Ltd. and is included in Appendix G. To evaluate potential project impacts four intersections were identified by the City for analysis. The potential for the project to result in traffic impacts was evaluated under six scenarios:

- *Existing Conditions*
- *Existing plus Project Conditions*
- *Short Term Conditions (approved/pending projects, near the project locations, generated peak hour traffic volumes have been added to the Existing conditions volumes to obtain the Short Term volumes)*
- *Short Term plus Project Conditions (project generated peak hour traffic volumes have been added to the Short Term conditions volumes to obtain the Short Term Plus Project volumes)*
- *Year 2035 Conditions*
- *Year 2035 plus Project Conditions*

All of the study intersections are all-way stop sign controlled, except for the intersection of N. Orchard Avenue/W. Monte Vista Avenue, which is signal controlled. The following intersections were identified by the City for analysis.

- *N. Orchard Avenue/Vaca Valley Road/Farrell Road*
- *N. Orchard Avenue/Fruitvale Road*
- *Gibson Canyon Road/Fruitvale Road*
- *N. Orchard Avenue/W. Monte Vista Avenue*

Traffic count data was taken at all study intersections on Thursday, February 15, 2018, and were evaluated for average weekday AM and PM peak hour operations. The AM peak hour is defined as the one-hour of peak traffic flow (which is the highest total volume count over four consecutive 15-minute count periods) counted between 7:00 am and 9:00 am on a typical weekday. The PM peak hour is defined as the one hour of peak traffic flow counted between 4:00 pm and 6:00 pm on a typical weekday. Schools in the area were in regular session and no unknown special event were occurring in the area at the time the traffic counts were taken.

Table 5 shows the existing conditions at these four intersections. All of the study intersections currently operate at or above the threshold LOS under Existing Conditions.

**Table 5
Existing Conditions Intersection Operations**

#	Intersection	Control Type	Target LOS	AM Peak Hour		PM Peak Hour	
				Delay	LOS	Delay	LOS
1	N. Orchard Ave/Vaca Valley Rd/Farrell Rd	AWSC	Mid-D	9.1	A	8.0	A
2	N. Orchard Ave/Fruitvale Rd	AWSC	Mid-D	11.2	B	11.0	B
3	Gibson Canyon Rd/Fruitvale Rd	AWSC	Mid-D	12.8	B	12.5	B
4	N. Orchard Ave/W. Monte Vista Ave	Signal	Mid-D	23.0	C	21.7	C

Source: Appendix G

Notes:

- 1 AWSC = All-Way Stop Control
- 2 LOS = Delay based on average of all approaches for AWSC, Signal

Listed below are relevant policies from the City of Vacaville General Plan (revised) Transportation Element adopted on October 24, 2017:

- **Policy TR-P3.1:** Endeavor to maintain LOS C as the LOS goal at all intersections and interchanges to facilitate the safe and efficient movement of people, goods and services. Strive to design improvements to provide a LOS goal of C, based on the City’s most recent 20+year traffic forecast including signalized and unsignalized intersections.
- **Policy TR-P3.2:** At signalized and all-way stop control intersections, LOS mid-D shall be the LOS significance threshold. At two-way stop control intersections, LOS D shall be the LOS significance threshold.

[Additional City GP Policies are outlined in the attached MIS]

The TIS prepared for the project determined that the project would generate 95 AM and 151 PM peak hour trips (see Table 4 in Appendix G0. The TIS evaluated the study intersections and concluded that each intersection would operate at better than the mid-LOS D threshold under Existing plus Project conditions, Short Term plus Project conditions, and Year 2034 (cumulative) conditions, as shown in Tables 5, 6 and 7 in Appendix G. In addition, both project driveways are projected to operate acceptably without adding turn lanes to either of the project driveways (Appendix G). The project’s traffic impacts would be less than significant and would not result in a significant impact peculiar to the project site or change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

Pedestrian, Bicycle and Transit Facilities

N. Orchard Avenue, from W. Monte Vista Avenue to Farrell Road, contains continuous sidewalks along the west side of the roadway. The east side of the roadway has sidewalks along the majority of the roadway, with the exception of where the proposed project would be located.

Fruitvale Road, from Dunsmuir Street to Gibson Canyon Road, contains continuous sidewalks along the south side of the roadway, with the exception of where the proposed project would be located and near the intersection of Gibson Canyon Road and Fruitvale Road. The north side contains sporadic sidewalks along the roadway.

There is an existing Class I bike path from Foothill Drive to Farrell Road and proposed Class III bike lanes proposed along N. Orchard Avenue from W. Monte Vista Avenue to Farrell Road and along Fruitvale Road from Dunsmuir Street to Stinson Avenue.

The nearest bus stop to the project site served by route 4 is located at the transit Plaza near the intersection of Dobbins Street and Monte Vista Avenue, approximately 1.4 miles from the project site.

The proposed project includes a multi-purpose pedestrian/bike trail around the perimeter of the project to facilitate access. The project site is not currently served by public transit, but the nearest bus stop to the project site is at the transit plaza near the intersection of Dobbins Street and Monte Vista Avenue, and is served by Bus Route 4. The project site is approximately 1.4 miles from this stop. The project is consistent with the General Plan and would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.”

h. The proposal’s consistency with city or county general plan and specific plans.

The City’s Resolution 2018-139 (enclosed as Attachment G) approved the Farmstead vesting tentative map, planned development, conditional use permit for detached single-family development, and park design review. The City determined that the proposal is consistent with their General Plan.

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

The proposed reorganization is not within the SOI of another municipality.

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

Solano Irrigation District (SID) – On October 16, 2018, SID adopted their Resolution 18-40 requesting LAFCO detach the proposal site, the ten parcels to the north along Fruitvale, and the open ditch east of the property. SID's staff report (Attachment H) noted that three of the ten parcels receive irrigation water for landscaping. The staff report also noted that the project will have to return to the District's board for the quitclaiming of easements and to deed the existing Eldridge Drain (the open ditch east of the property).

Given that the City was submitting reorganization proposal, LAFCO staff recommended that the City include the SID action as part of its application to save on processing time and associated cost. Therefore the SID detachment is being considered by the Commission concurrently with the City annexation.

On March 26, 2019, SID submitted a request for five conditions of approval, (Attachment I) which is summarized as follows:

1. The eleven parcels (the subject proposal plus the ten parcels to the north on Fruitvale) and applicable adjacent areas shall detach from the District.
2. The developer is required to pay the SID fees, the balance of which upon writing this report is approximately \$2,000.
3. Upon annexation and prior to the City's recordation of the final maps, the developer is required to purchase the District's Uhl Lateral 2 easement that lies along the easterly 10 feet and northerly 20 feet located on the Eldredge Property as calculated by the District.
4. Upon annexation and prior to the City's recordation of the final maps, the City is required to take over ownership and maintenance of the Eldredge Drain, located along the westerly portion of the lots in Burton Ranch Subdivision and east of Eldredge Proposal area. The District will quitclaim the 35 foot wide strip land (Eldredge Drain) and 10 foot-wide strip of land (Uhl Lateral 2 fee title) at no cost to the City of Vacaville.
5. The developer is required to sign a Protection Facilities Agreement for the District's Uhl Lateral which lies along the southerly portion of the subject property.

Staff Recommended Condition of Approval: The Farmstead Annexation to the City of Vacaville proposal is approved subject to all of the conditions in the Conditions of Approval request letter from the Solano Irrigation District dated March 26, 2019 enclosed as Attachment I to the staff report.

Note on Fruitvale Annexation – (ten properties north of Farmstead)

On April 4, 2019, SID staff via email (Attachment J) clarified that SID, upon SID Board approval, may enter into an Out of District water contract with the ten property owners north of the proposal area on Fruitvale Road. The purpose of the Out of District water contract is to bridge the gap between detachment from SID and the extension of City of Vacaville water. Since SID provides non-potable water to the subject parcels, an Out of District contract is exempt from the LAFCO process under Government Code Section 56133; thus, the individual property owners would have to enter into a contract with SID directly should they choose to continue receiving non-potable water from SID. An excerpt from SID staff is included below:

“To bridge the gap between detachment and alternate source of raw water for the parcels north of the farmstead development, the District can enter into an Out of District water service contract. This contract would be for the calendar year only. The SID standby and Assessment would be collected as if they were within the District boundary. They would also be required to pay whatever the going water rate is per acre-foot. If for some reason the development stalls, we could revisit the contract again the following year and re-evaluate it. The Contract would also need to be approved by our Board, but this seems to be a reasonable bridge, at least for the first year. We also would have surplus water available this year for an Out of District Water Contract.”

Vacaville Fire Protection District (VFPD) – VFPD was notified of this project and VFPD has reached an agreement with the Developer to mitigate impacts, this is also discussed in Section C Local Policies, Standard 11 below.

Staff Recommended Condition of Approval: The Reorganization is approved in reliance on the expected compliance by the Developer with the terms of the Vacaville Fire Protection District Mitigation Agreement, Attachment K to the Staff Report.

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

The City's adopted Comprehensive Annexation Plan (CAP)/Municipal Service Review (MSR) provides a thorough analysis of the municipal services to be extended to the city's sphere of influence areas including the Farmstead project. The CAP/MSR determined the City has the capability and capacity to extend services as well as sufficient revenues to provide services to the areas within the near term annexation areas. Per the City, the developer via the vesting tentative map will pay costs associated with extending municipal services to the proposal site. The City is requiring the proposal site to annex, prior to recordation of final maps, into the Infill Community Facilities District (CFD 12) that funds the cost of municipal services. Furthermore, municipal services will be financed through a variety of sources including monthly water and sewer charges, and other fees for services.

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

The City of Vacaville prepared an update to their Urban Water Management Plan (UWMP) in 2015. The UWMP confirms the City's water supply meet the projected demand. Specifically, the UWMP states, "groundwater and surface water supplies are projected to meet or exceed projected water demands even during extended drought conditions. Demonstrated reliability of the City's conjunctive water supply strategy, future water supply will be adequate to offset future water demands during normal, single, and multiple dry years." (City of Vacaville, UWMP, 2015, page 7-10)

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 the Title 7.

This project will contribute to the City's supply of upper and moderate income housing but does not help nor hinder the City meeting its RHNA requirements for low income family housing.

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

Staff received a signed letter supporting the reorganization from the landowner dated September 25, 2018.

Staff has received the following on April 9, 2019:

1. Opposition Letter from Kevin and Laura Gallagher located on 337 Fruitvale Road (Attachment L)
2. Opposition Letter from Kurt and Debbie Hansen located on 355 Fruitvale Road (Attachment M)
3. Opposition Letter from Ron Hawley located on 331 Fruitvale Road (Attach N)
4. Opposition Letter from Vance Berean located on 601 Orchard Road (Attach O)
5. Opposition Letter from Gregory and Jeannie Walker located on 343 Fruitvale Road (Attachment P)
6. Petition Against the Farmstead Project (24 pages) (Attachment Q)
7. Petition Against the project at Farmstead at N. Orchard (20 pages) (Attach R)

o. Any information relating to existing land use designations.

Solano County's 2008 General Plan designates the area as Agriculture (Ag) 40 acres.

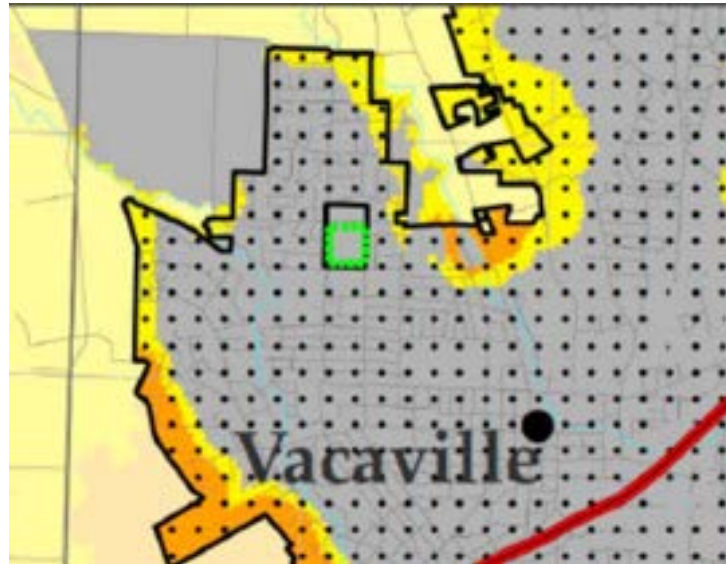
p. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There is no evidence the proposal will or will not promote environmental justice.

56668 Continues to the following page.

q. Information contained in the 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 determine that such information is relevant to the area that is subject of the proposal.

CalFire has prepared a Fire Hazard Severity Zone (FHSZ) for Solano County. A closer look at the area indicates the project site is not located within a Very High FHSZ which is depicted with a color red, High FHSZ (orange), or Moderate FHSZ (yellow). The closest High FHSZ is located approximately .5 miles east of the proposal site. Should the need for fire services arise, given the proximity of the two closest fire stations, 0.7 miles for Vacaville Fire Dept. Station 71 and 1.4 miles for Vacaville FPD's station, it is reasonable to assume both of these agencies are able to respond within their required response times.



The Fire Hazard Zone maps may be accessed in their entirety via CalFire's website via this link:

http://www.fire.ca.gov/fire_prevention/fhsz_maps_solano

Staff Recommended Determination: The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.

Notice and Hearing, and Conduction Authority Proceeding

Pursuant to GC §56662, the Commission may waive notice and hearing, and the conducting authority proceeding for the following reasons:

- The proposal site is “uninhabited” meaning there are fewer than twelve registered voters. The Solano County Registrar of Voters certified that there are three registered voters within the proposal site.
- The Commission has received consent to the reorganization from the landowner.
- The proposal consists of annexations and detachments only.

Staff Recommended Determination: The Commission waives the Conducting Authority Proceeding pursuant to GC §56662.

C. Local Policies and Written Standards

The Commission has adopted eleven written standards as required by GC §56375.

Standard 1

Consistency with the Sphere of Influence

As discussed in prior sections, the proposal is consistent with the City’s adopted municipal service review, comprehensive annexation plan, and sphere of influence.

Standard 2

Standard Two only applies to proposals located outside the City’s SOI.

Standard 3

Consistency with City General Plans, Specific Plan, and Zoning Ordinance

The City determined the reorganization is consistent with the Vacaville General Plan, Zoning Ordinance, and Development Code via City Resolution 2018-139 (enclosed as Attachment G).

Standard 4

Standard Four only applies to proposals located outside the City’s SOI.

Standard 5

Requirement for Pre-Approval

On November 13, 2018, the Vacaville City Council adopted the following:

- **Resolution 2018-137** Reaffirming the Environmental Impact Report (EIR) and Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Plan for the Vacaville General Plan (SCH

#2011022043) for the Farmstead at North Orchard Project (APN 0125-040-110). (Attachment S)

- **Resolution 2018-138** Requesting that Solano LAFCO initiate proceedings for the reorganization of the Farmstead project. (Attachment D)
- **Resolution 2018-139** Approving the Vesting Tentative Map, Planned Development, and Park Design Review for the Farmstead project (Attachment G)
- **Ordinance No. 1935** Amending the Municipal Code by Change of Zoning Map for the Farmstead Project. (Attachment T)

Standard 6

Effect on Natural Resources – California Environmental Quality Act (CEQA)

The City of Vacaville certified an environmental impact report (EIR) (State Clearing House #2011022043), adopted Findings of Fact, Mitigation Measures, rejecting alternatives, and adopting a Statement of Overriding Considerations on August 11, 2011 for the Vacaville General Plan project. On November 13, 2018 the City, via Resolution 2018-137, reaffirmed the Vacaville General Plan Environmental Impact Report for the Farmstead project making findings and determining that no new environmental document would be required.

LAFCO, the Responsible Agency, will consider the CEQA documents prepared by the Lead Agency including the General Plan DEIR, FEIR, the Statement of Overriding Consideration, Mitigation Monitoring Program, Modified Initial Study, and all related studies.

The complete DEIR, FEIR, and related CEQA documents mentioned in the above paragraph for the General Plan are provided in their entirety for the Commission's review electronically via the following link:

<https://www.ci.vacaville.ca.us/government/community-development/advanced-planning/adopted-plans/general-plan/general-plan-documents>

The Modified Initial Study for the Farmstead project and related studies are provided in their entirety for the Commission's review electronically via the following link:

<https://www.ci.vacaville.ca.us/government/community-development/advanced-planning/the-farmstead-at-n-orchard>

Standard 7

Relationship to Established Boundaries

This policy is discussed above consistent with 56668 *et seq.* and staff recommended the Commission adopt determinations that approval of the subject reorganization is a logical extension of their boundary and promotes municipal service efficiencies. Furthermore, the proposal area is substantially surrounded by the City and directly adjacent to existing City infrastructure.

Standard 8

Likelihood of significant growth and effect on adjacent areas

In order to address the requirements under Standard 8, the proponent prepared a market study. The market study (Attachment U) includes a residential activity report for the City of Vacaville as well as a fiscal impact analysis. Only the conclusions of the market study are provided below:

The City of Vacaville's General Plan and ECAS Draft EIR forecasts that 445 new residential units will be needed every year. The proposed Farmstead community provides 130 units, less than 4 months supply.

The City of Vacaville has issued an average of 273 residential construction permits between 2006 and 2016, including the time of the great recession, and over the last three years has issued anywhere from 311 to 379. Farmstead will likely absorb more quickly than other residential homes as it is unique being an infill, single family residential community in the highly coveted and long-established North Vacaville neighborhood within 1.2 miles of Vacaville's historic downtown whereas the majority of the current residential units are greenfield projects in the newly developed area of Vacaville several miles from the city center.

Additionally, this annexation will not inhibit the development of lands already within the City or inhibit City's ability to meet its infill goals precisely because Farmstead is an infill community—and is identified as such in the MSR—that is moving forward in the approval process despite recent outlying annexations.

Lastly, the fiscal impact analysis provided indicates that the proposed Farmstead community will generate an estimated \$348,645 in additional tax revenues and fees for the City. This estimate implies a tax contribution averaging \$961 per resident per year compared to the City's average cost per resident of \$810 per resident per year and the average contribution (in taxes and fees) of \$837 per resident per year. Overall, the

Farmstead community will generate more tax revenues than the cost to the City to provide services.

Standard 9

Protection of Prime Agricultural Land

As noted in prior sections, the property is considered prime agricultural land as defined by GC §56064. The City's General Plan includes a policy that requires developers to permanently protect agricultural lands of equal or greater value at a ratio of one acre of conserved agricultural land per one acres of developed land. Specifically:

***Policy LU-P2.4:** Require that development on any prime farmland, farmland of statewide importance, or unique farmland (as classified by the California Department of Conservation) purchase conservation easements to permanently protect agricultural lands of equal or greater value at a ratio of 1 acre of conserved agricultural land per 1 acre of developed agricultural land.*

As previously described, staff recommends that the proposed reorganization is approved on the condition that the proposal is subject to the City's agricultural and avian foraging habitat mitigation fee program to mitigate the impacts on prime agricultural lands as defined pursuant to Government Code Section 56064.

Standard 10

This Standard only applies to changes of organizations or reorganizations that were initiated by petition.

Standard 11

Local Government Mutual Social and Economic Interest

Vacaville Fire Protection District

The developer has reached an agreement with the Vacaville Fire Protection, (enclosed as Attachment K) whereby the landowners will mitigate for twenty five years of the District's share of the ad valorem for the current tax roll. This equates to \$151.28 x 25= \$3,782.00. The developer has agreed to pay the mitigation upon recordation of the reorganization.

Staff Recommended Condition of Approval: The Reorganization is approved in reliance on the expected compliance by the Developer with the terms of the Vacaville Fire Protection District Mitigation Agreement, Attachment K to the Staff Report.
--

Air Port Land Use Commission (ALUC) and Travis Air Force Base (TAFB) Land Use Compatibility Plan

The TAFB Airport Land Use Compatibility Plan sets forth land use compatibility policies applicable to future development in the vicinity of TAFB. These policies are designed to ensure that future land uses in the surrounding area will be compatible with existing and future aircraft activity at the base, including the potential for bird strike hazards to be created.

On April 11 the ALUC will hold a public hearing to make determinations with respect to the proposal's compliance with the Travis Airport Land Use Compatibility Plan. The proposal is within Compatibility Zone D⁵ which has no land use limitations, but includes height limitations and other development conditions. ALUC staff has agreed to provide the Commission their consistency analysis after the conclusion of their April 11 meeting.

Staff Recommended Determination: Given the Commission's past direction of including the ALUC's consistency determination as part of LAFCO's approval process, staff recommends amending the draft proposed resolution at the LAFCO meeting consistent with past directive and practice.

Staff Recommended Determination: The Commission determines that upon adoption of conditions of approval including: mitigation for the loss of prime agricultural lands, mitigation for the financial loss of the Vacaville Fire Protection District, and the successful annexation of the Fruitvale Annexation project, and other conditions as outlined, the proposal is consistent with its adopted written Standards One through Eleven.

⁵ There are no land use limitations within Compatibility Zone D; only "Height Limitations and Other Development Conditions" including height review for objects in excess of 200 feet in height, wind turbines in excess of 100 feet in height, and projects within either the Bird Strike Hazard Zone or the Outer Perimeter Area. |

D. Summary of Staff Recommended Determinations

1. The Commission determines the proposal consistent with the City's MSR, CAP, and SOI and is located within the City's Near Term Annexation area.
2. The Commission determines that annexation of the proposal site to the City of Vacaville is a logical extension of their boundary and promotes municipal service efficiencies as the proposal site is substantially surrounded by the City, and adjacent to existing municipal services and infrastructure.
3. The Commission determines as required by GC §56754 and based on substantial evidence in the record, the City will succeed to the contract pursuant to Section 51243.
4. The Commission determines it has the authority pursuant to Government Code Section 56856.5(d)(2) to approve or conditionally approve the Farmstead proposal based on the fact that the Vacaville City Council adopted a Tentative Cancellation on January 22, 2019.
5. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
6. The Commission waives the Conducting Authority Proceeding pursuant to GC §56662.
7. Given the Commission's past direction of including the ALUC's consistency determination as part of LAFCO's approval process, staff recommends amending the draft proposed resolution at the LAFCO meeting consistent with past directive and practice.
8. The Commission determines that upon adoption of conditions of approval including: mitigation for the loss of prime agricultural lands, mitigation for the financial loss of the Vacaville Fire Protection District, and the successful annexation of the Fruitvale Annexation project, and other conditions as outlined, the proposal is consistent with its adopted written Standards One through Eleven.

E. Summary of Staff Recommended Conditions of Approval

1. The City and SID, as Groundwater Sustainable Agencies (GSA) shall modify their respective GSA boundaries with the Department of Water Resources (DWR) to reflect the reorganization.
2. The proposed reorganization is approved on the condition that the proposal is subject to the City's agricultural and avian foraging habitat mitigation fee program to mitigate the impacts on prime agricultural lands as defined pursuant to Government Code Section 56064, and that the City and or Solano Land Trust shall provide LAFCO with a report on the outcome of the agricultural mitigation within one year.
3. The Commission determines annexation of only the Farmstead Annexation or the Fruitvale Annexation creates an illogical boundary that does not promote the logical extension of municipal services, therefore; the Commission conditions the approval of the Farmstead Annexation proposal on the successful completion of the Fruitvale Annexation proposal.
4. The Farmstead Annexation to the City of Vacaville proposal is approved subject to all of the conditions in the Conditions of Approval request letter from the Solano Irrigation District dated March 26, 2019 enclosed as Attachment I to the staff report.
5. The Reorganization is approved in reliance on the expected compliance by the Developer with the terms of the Vacaville Fire Protection District Mitigation Agreement, Attachment K to the Staff Report.

F. Staff Recommendation

Staff recommends the Commission approve the proposed Farmstead Annexation to the City of Vacaville adopting the enclosed Draft Resolution 19-06 making determinations, and adding conditions of approval.

Attachments:

- Attachment A – Draft LAFCO Resolution 19-06
- Exhibit A – Map and Geographical Description
- Attachment B – Property Tax Transfer Agreement between County and City
- Attachment C – City SOI Exhibit
- Attachment D – City Resolution 2018-138
- Attachment E – Agricultural and Avian Foraging Habitat Mitigation Program
- Attachment F – Williamson Act Cancellation Fee Program
- Attachment G – City Resolution 2018-139
- Attachment H – SID Staff Report dated October 16, 2018
- Attachment I – SID Conditions of Approval
- Attachment J – SID email regarding Fruitvale properties
- Attachment K – Agreement with Vacaville Fire Protection District for Mitigation
- Attachment L – Opposition Letter Gallagher
- Attachment M - Opposition Letter Hansen
- Attachment N - Opposition Letter Hawley
- Attachment O - Opposition Letter Berean
- Attachment P - Opposition Letter Walker
- Attachment Q – Petition Against Proposal
- Attachment R - Petition Against Proposal
- Attachment S – City Resolution 2018-137
- Attachment T – City Ordinance 1935
- Attachment U – Market Study
- Attachment V – Modified Initial Study

LAFCO RESOLUTION NO. 19-06

RESOLUTION MAKING DETERMINATIONS, ADDING CONDITIONS, AND APPROVING

**FARMSTEAD ANNEXATION TO THE CITY OF VACAVILLE
(LAFCO PROJECT 2019-01)**

WHEREAS, a resolution making application for the annexation of certain territory to the City of Vacaville 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 City of Vacaville; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of April 9, 2019; and

WHEREAS, the proposal is exempt from the requirements for notice and hearing, and the conducting authority/protest proceeding pursuant to Government Code §56662 because it is uninhabited, consists of annexations and detachments 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 and Solano County have agreed use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and has provided LAFCO letters reflecting the agreement, County Resolution 2000-72, and City Resolution 2000-32; and

WHEREAS, the City of Vacaville, as lead agency for The Farmstead project has certified an environmental impact report (EIR) (State Clearing House #2017062068) on November 13, 2018, the Commission, as the responsible agency, has considered the environmental documents prepared and approved by the City of Vacaville including the EIR, findings, overriding considerations, mitigations and mitigation monitoring plans, and related documents and studies; 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, petitions, and objections; the Executive Officer's report and recommendation; the environmental documents and determination; plans for providing service; municipal service review; spheres of influence; and applicable general plans; and

WHEREAS, the Commission does hereby make the following determinations regarding the proposal:

1. The Commission determines the proposal consistent with the City's MSR, CAP, and SOI and is located within the City's Near Term Annexation area.
2. The Commission determines that annexation of the proposal site to the City of Vacaville is a logical extension of their boundary and promotes municipal service efficiencies as the proposal site is substantially surrounded by the City, and adjacent to existing municipal services and infrastructure.
3. The Commission determines as required by GC §56754 and based on substantial evidence in the record, the City will succeed to the contract pursuant to Section 51243.
4. The Commission determines it has the authority pursuant to Government Code Section 56856.5(d)(2) to approve or conditionally approve the Farmstead proposal based on the fact that the Vacaville City Council adopted a Tentative Cancellation on January 22, 2019.
5. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
6. The Commission waives the Conducting Authority Proceeding pursuant to GC §56662.
7. Given the Commission's past direction of including the ALUC's consistency determination as part of LAFCO's approval process, staff recommends amending the draft proposed resolution at the LAFCO meeting consistent with past directive and practice.
8. The Commission determines that upon adoption of conditions of approval including: mitigation for the loss of prime agricultural lands, mitigation for the financial loss of the Vacaville Fire Protection District, and the successful annexation of the Fruitvale Annexation project, and other conditions as outlined, the proposal is consistent with its adopted written Standards One through Eleven.

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

The Farmstead Annexation to the City of Vacaville is approved, subject to conditions listed below:

1. The City and SID, as Groundwater Sustainable Agencies (GSA) shall modify their respective GSA boundaries with the Department of Water Resources (DWR) to reflect the reorganization.
2. The proposed reorganization is approved on the condition that the proposal is subject to the City's agricultural and avian foraging habitat mitigation fee program to mitigate the impacts on prime agricultural lands as defined pursuant to Government Code Section 56064, and that the City and or Solano Land Trust shall provide LAFCO with a report on the outcome of the agricultural mitigation within one year.
3. The Commission determines annexation of only the Farmstead Annexation or the Fruitvale Annexation creates an illogical boundary that does not promote the logical extension of municipal services, therefore; the Commission conditions the approval of the Farmstead Annexation proposal on the successful completion of the Fruitvale Annexation proposal.
4. The Farmstead Annexation to the City of Vacaville proposal is approved subject to all of the conditions in the Conditions of Approval request letter from the Solano Irrigation District dated March 26, 2019 enclosed as Attachment I to the staff report.
5. The Reorganization is approved in reliance on the expected compliance by the Developer with the terms of the Vacaville Fire Protection District Mitigation Agreement, Attachment K to the Staff Report.
6. Said proposal is assigned the following short form designation:

Farmstead Annexation to the City of Vacaville

7. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the environmental documents adopted by the Lead Agency, which contains measures that mitigate all potentially significant environmental impacts except for those impacts identified in the EIR for which a Statement of Overriding Considerations has been made.
8. Said territory is annexed 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.

9. The following concurrent actions are hereby approved:

Annexation to the City of Vacaville
Detachment from the Solano Irrigation District
Detachment from the Vacaville Fire Protection District
Detachment from the Solano County Lighting Service Area

10. The proposal area shall be removed from the spheres of influence of the: City of Vacaville, the Vacaville Fire Protection District, the Solano Irrigation District, and Solano County Lighting Service Area concurrent with the subject reorganization.

11. All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries, conditions, and terms specified in this resolution.

12. The proponent shall pay applicable County, State Board of Equalization, and LAFCO fees related to processing the subject reorganization.

13. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act.

14. The effective date of said reorganization shall be the date of recording of the Certificate of Completion.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 15th day of April, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Spering, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:

Michelle McIntyre, Clerk to the Commission

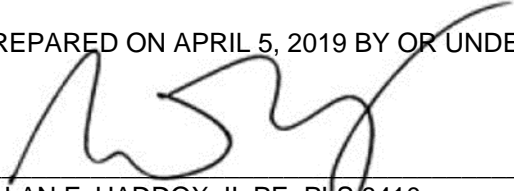
**LAFCO PROJECT NO: 2019-01
FARMSTEAD ANNEXATION
TO THE CITY OF VACAVILLE**

DESCRIPTION CONSISTS OF 1 PAGE (EXHIBIT A)
EXHIBIT CONSISTS OF 1 PAGE (EXHIBIT B)

SURVEYOR'S STATEMENT

THIS DESCRIPTION AND EXHIBIT OF THE FARMSTEAD ANNEXATION 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 ANNEXATION PURPOSES ONLY.

PREPARED ON APRIL 5, 2019 BY OR UNDER THE DIRECTION OF



ALLAN F. HADDOX, II, PE, PLS 8410
HADDOX CONSULTING ENGINEERS, INC.



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 ANNEXATION.

DATED: _____, 2019

DANIELLE L. GOSHERT PLS 8491
ACTING SOLANO COUNTY SURVEYOR

APPROVAL BY LOCAL AGENCY FORMATION COMMISSION:

DATED: _____, 2019

RICH SEITHEL, EXECUTIVE OFFICER
SOLANO LAFCO

EXHIBIT A

**LAFCO PROJECT NO 2019-01
FARMSTEAD ANNEXATION
TO THE CITY OF VACAVILLE
GEOGRAPHIC DESCRIPTION**

REAL PROPERTY SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 18 TOWNSHIP 6 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN THAT LIES WEST OF THE WESTERLY LINE OF THAT ANNEXATION TO THE CITY OF VACAVILLE KNOWN AS "BURTON ESTATES ANNEXATION", ANNEXATION NUMBER 105, AS ADOPTED BY THE SOLANO COUNTY LAFCO RESOLUTION NUMBER 1981-N-5; EAST OF THE EASTERLY LINE OF THAT ANNEXATION KNOWN AS "ORCHARD AVENUE, ADDITION NO. 2", AS DESCRIBED IN THE SOLANO COUNTY LAFCO RESOLUTION NUMBER 1971-E-2; AND SOUTH OF THE SOUTHERLY LINE OF FRUITVALE AVENUE, SOLANO COUNTY ROAD NO. 428 (50' WIDE), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWESTERN CORNER OF SAID ANNEXATION KNOWN AS "BURTON ESTATES"; HAVING A CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD83 (EPOCH 1191.35) COORDINATE OF 1896178.78 NORTH, 6561268.26 EAST; THENCE SOUTH ALONG SAID WESTERLY LINE, (L01) SOUTH 00° 32' 46" WEST, 989.19 FEET; THENCE, (L02) NORTH 89° 26' 40" WEST, 910.11 FEET TO THE EASTERLY LINE OF SAID ANNEXATION KNOWN AS "ORCHARD AVENUE ADDITION NO 2"; THENCE ALONG SAID EASTERLY LINE, (L03) NORTH 00° 32' 44" EAST, 989.00 FEET TO THE SOUTH LINE OF SAID FRUITVALE AVENUE; THENCE ALONG SAID SOUTHERLY LINE, (L04) SOUTH 89° 27' 24" EAST, 910.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20.67 ACRES, MORE OR LESS

SEE PLAT TO ACCOMPANY LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AND MADE A PART HEREOF. THIS DESCRIPTION AND PLAT OF THE ANNEXATION 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 ANNEXATION PURPOSES ONLY.

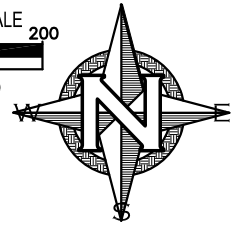
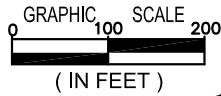
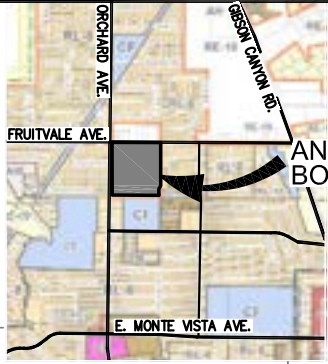
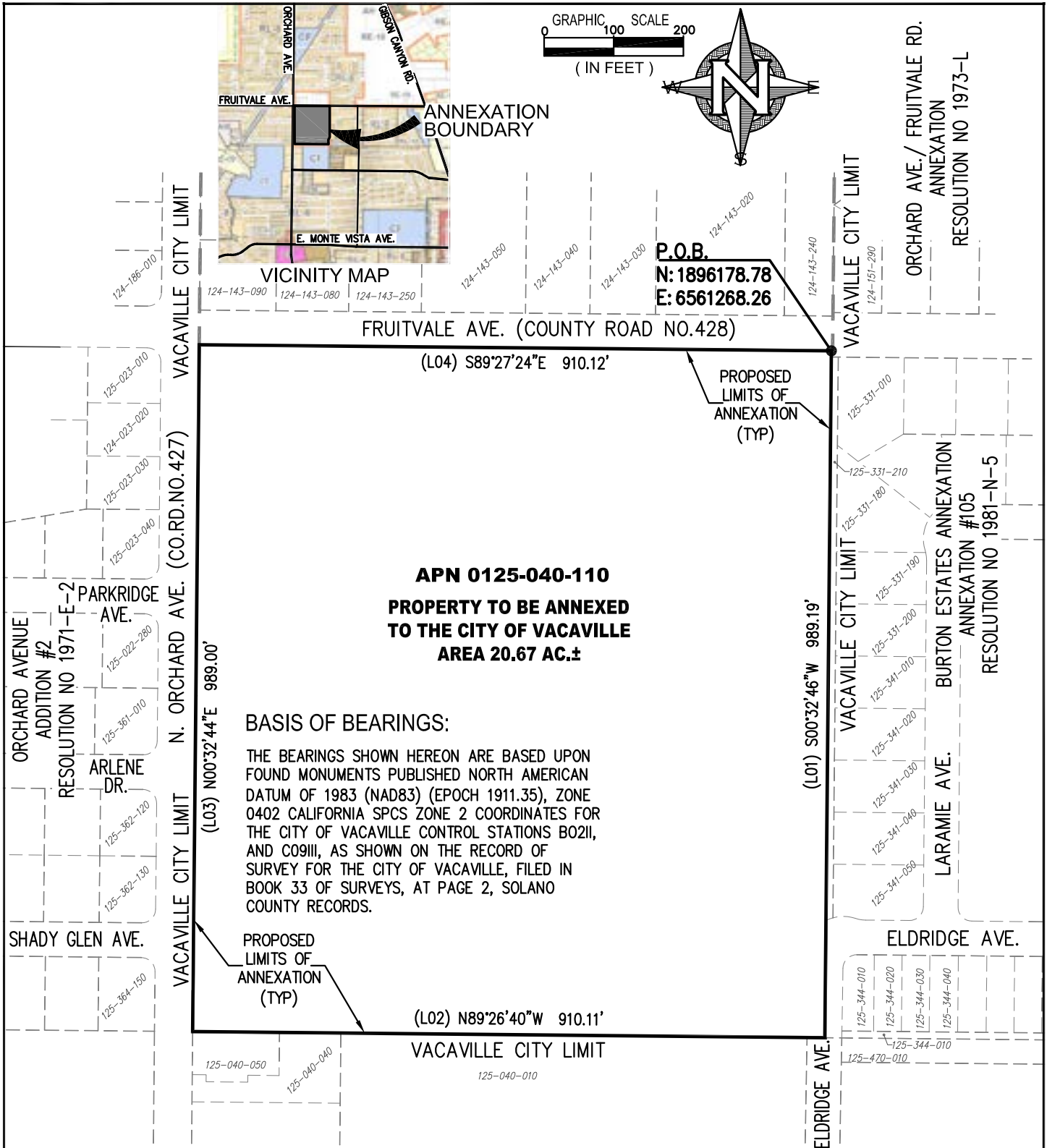
END OF DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECTION OF:



ALLAN F. HADDOX, II , PLS 8410 4/05/2019
DATE



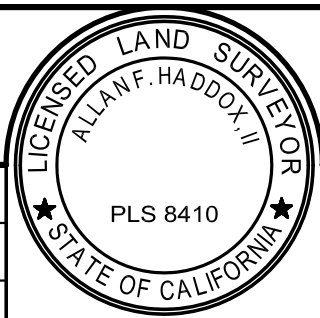


P.O.B.
N: 1896178.78
E: 6561268.26

APN 0125-040-110
PROPERTY TO BE ANNEXED
TO THE CITY OF VACAVILLE
AREA 20.67 AC.±

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON FOUND MONUMENTS PUBLISHED NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH 1911.35), ZONE 0402 CALIFORNIA SPCS ZONE 2 COORDINATES FOR THE CITY OF VACAVILLE CONTROL STATIONS BO21I, AND CO9III, AS SHOWN ON THE RECORD OF SURVEY FOR THE CITY OF VACAVILLE, FILED IN BOOK 33 OF SURVEYS, AT PAGE 2, SOLANO COUNTY RECORDS.

LAFCO PROJECT NO. 2019-01
SOLANO COUNTY, CA
DATE: 4/05/2019
JOB NO: 170500
FILE NAME: 170500 ANNEXATION



FARMSTEAD ANNEXATION BOUNDARY
A PORTION OF SECTION 18 T.6N., R.1W.
EXHIBIT B PLAT TO ACCOMPANY GEOGRAPHIC DESCRIPTION



BIRGITTA E. CORSELLO
County Administrator
becorsello@solanocounty.com
(707) 784-6100

NANCY HUSTON
Asst. County Administrator
nlhuston@solanocounty.com
(707) 784-6107

COUNTY ADMINISTRATOR'S OFFICE



**SOLANO
COUNTY**

675 Texas Street, Suite 6500
Fairfield, CA 94533-6342
(707) 784-6100
Fax (707) 784-7975

www.solanocounty.com

February 21, 2019

Rich Seithel, Executive Director
Solano LAFCO
675 Texas St, 6th Floor
Fairfield, CA 94533

Re: LAFCO PROJECT NO. 2019-01
Farmstead Annexation

Dear Rich:

The County is in receipt of LAFCO Application No. 2019-01 proposing to annex the Eldredge property, known as the Farmstead Project, to the City of Vacaville.

For purposes of your determination under Cal. Government Code section 56658 and Rev. & Tax Code section 99(b)(6), enclosed is a copy of County Resolution 2000-72 approving the Master Property Tax Transfer Agreement, as authorized under Cal. Rev. & Tax Code section 99(d), between the County of Solano and the seven cities in the County that is still in effect and would apply to this annexation.

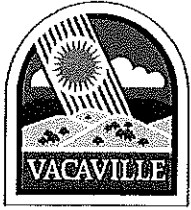
Please do not hesitate to contact me if you have any questions or required additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy L. Huston", written over a horizontal line.

Nancy L. Huston
Assistant County Administrator

Enc.



CITY OF VACAVILLE

650 MERCHANT STREET
VACAVILLE, CALIFORNIA 95688-6908
www.cityofvacaville.com
707-449-5100

ESTABLISHED 1950

RON ROWLETT
Mayor

DILENNA HARRIS
Vice Mayor

NOLAN SULLIVAN
Councilmember

MITCH MASHBURN
Councilmember

RAYMOND BEATY
Councilmember

April 4, 2019

Rich Seithel
Solano LAFCO
675 Texas St, 6th Floor
Fairfield, CA 94533

Re: LAFCO Project No. 2019-01 – Farmstead at North Orchard

Dear Mr. Seithel,

The City has proposed annexation of the Farmstead at North Orchard property.

For purposes of your determination under California Government Code Section 56658 and Revenue & Tax Code Section 99(b)(6), enclosed please find a copy of City Resolution No. 2000-32 approving the Master Property Tax Agreement as authorized under California Revenue & Tax Code Section 99 (d), between the City of Vacaville and the County of Solano that will apply to this annexation.

For questions or concerns, please contact me at jeremy.craig@cityofvacaville.com or (707) 449-5104.

Sincerely,

Jeremy Craig
City Manager

Enclosure

**MASTER PROPERTY TAX TRANSFER AGREEMENT FOR ALLOCATION
OF PROPERTY TAX BETWEEN THE COUNTY OF SOLANO
AND THE SEVEN CITIES OF THE COUNTY
UPON JURISDICTIONAL CHANGE
[REVENUE AND TAXATION CODE SECTION 99 (d)]**

By Resolution No. 2000-72, adopted by the Board of Supervisors of the County of Solano, and by a Resolution adopted by the City Councils of each of the seven Cities of Solano County, the County of Solano (COUNTY) and the Cities (CITIES) agree as follows:

1. This Agreement is a master property tax transfer agreement, under authority of California Revenue and Taxation Code Section 99 (d), between the COUNTY and the seven CITIES of Solano County for the purpose of specifying the allocation of property tax revenues upon a jurisdictional change in which any one of the CITIES is an affected City and COUNTY is an affected County.

2. Except for the exclusions specified in this Paragraph 2, the jurisdictional changes governed by this Agreement are all those local agency boundary changes defined in Revenue and Taxation Code Section 95 (e) as jurisdictional changes, occurring during the applicable period of the Agreement, where COUNTY is the affected County and one of the CITIES is an affected City. The following types of jurisdictional changes are to be excluded from this Agreement:

a) Boundary changes involving a city incorporation or formations of districts (e.g., reorganizations involving concurrent formation of a special district and annexation to a city);

b) Jurisdictional changes which would result in a special district providing one or more services to an area where such services have not been previously provided by any local agency and to which Section 99.1 of the Revenue and Taxation Code applies.

c) Any one of the CITIES or the COUNTY may notify the other affected party that for any specific annexation proposal, the party providing notice is invoking Paragraph 2 (c) of this Agreement, to exclude the specific annexation proposal from the Agreement. This notice shall state the reason that the Master Agreement is unacceptable, and be provided by the party requesting an exception pursuant to this paragraph 2 within FIFTEEN (15) working days from the date the petition is accepted for filing by the Local agency Formation Commission. The notice shall be provided to either the County Administrator, if instituted by a City, or to the City Manager, if instituted by the County. This provision is designed to provide for a case by case negotiation of specific tax sharing provisions in an annexation that would create significant impacts due to the shift in service costs or lost revenue. Significant impacts based upon lost revenue shall not include revenue anticipated from future development of the annexed area. When this section is invoked by any party, both affected parties agree that they shall negotiate in good faith for an equitable and timely agreement, that shall apply solely to that specific annexation. In no event shall the negotiation period exceed the THIRTY (30) days provided for as the maximum under provisions of Revenue and Taxation Code section 99 (b) (1) (B) (6).

RESOLUTION NO. 2000-72

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS APPROVING AN AMENDED MASTER PROPERTY TAX TRANSFER AGREEMENT BETWEEN THE COUNTY AND THE SEVEN CITIES OF THE COUNTY UPON JURISDICTIONAL CHANGE

WHEREAS, the County of Solano and each of the seven cities located in the County adopted a Master Property Tax Transfer Agreement in 1993 to be used upon jurisdictional change, pursuant to the provisions of Revenue and Taxation Code section 99(d); and

WHEREAS, said agreement expired January 1, 2000, and the seven cities of Solano County and the County of Solano agree to continue the same Master Property Tax Agreement as updated to reflect changes in distribution of property tax revenues resulting from the state's enactment of Education Relief Augmentation Fund (ERAF); and

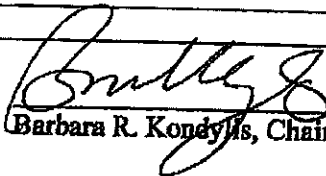
WHEREAS, each of the seven cities of Solano County have indicated their willingness to enter into the amended Master Property Tax Transfer Agreement, which sets forth a proportional "sharing the pain" formula as it relates to ERAF.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of Solano County that the amended Master Property Tax Transfer Agreement implementing the provisions of revenue and Taxation Code section 99 (d) is hereby adopted by the County, and shall become effective upon the receipt of corresponding resolutions of approval from each of the seven cities of the County.

IT IS FURTHER RESOLVED that the Clerk of the Board of Supervisors is directed to send a certified copy of this Resolution, once adopted, to the City Clerk of each of the cities of Solano County.

On motion of Supervisor Silva, and second of Supervisor Thomson, the Solano County Board of Supervisors adopted this resolution on April 4, 2000, by the following vote:

AYES: Supervisors Carroll, Kromm, Silva, Thomson,
and Chairwoman Kondylis
NOES: Supervisors None
EXCUSED: Supervisors None


Barbara R. Kondylis, Chairwoman

ATTEST:
Michael D. Johnson, Clerk
Board of Supervisors

By: 
Maggie Valencia, Deputy Clerk

masprop2.res

Attachment: Exhibit A (outlines revised Property Tax Transfer rates)

3. The allocations specified in Paragraph 7, herein below, and in Exhibit "A" attached hereto, shall be made for any jurisdictional change governed by this Agreement as specified in Paragraph 2, herein above, if proceedings for the jurisdictional change have been or are completed after March 1, 2000.

4. For any property tax allocation to be made under this Agreement, the Auditor-Controller of Solano County shall first apply Paragraph 7, below, and Exhibit "A", to allocate the property tax revenues thereunder for the fiscal year for which the State Board of Equalization makes the tax rate area change (s) for the jurisdictional change. Such allocation shall continue indefinitely thereafter unless changed by agreement of both affected parties hereto or until changed under the terms of this Agreement upon a subsequent jurisdictional change involving one or more of the tax rate area (s) within the affected territory of the prior jurisdictional change.

5. The following definitions shall apply to this Agreement:

a) "Base tax" shall mean those property tax revenues specified as being subject to allocation in Revenue and Taxation Code section 96 (a) and 96 (d) for fiscal year 1979-80 and Revenue and Taxation Code Section 97 (a) and (b) for fiscal year 1980-81 and all subsequent fiscal years.

b) "Annual tax increment" shall mean those property tax revenue specified as being subject to allocation in Revenue and Taxation Code Section 96 (c) for fiscal year 1979-80 and Revenue and Taxation Code Section 97 (c) for fiscal year 1980-81 and all subsequent fiscal years. Annual tax increment shall include revenues accruing due to the increase in assessed valuation for the preceding fiscal year because of changes of ownership and new construction and because of the inflation adjustment authorized by Section 2 (b) of Article XIII A of the California Constitution

c) "Annual tax increment allocation factor" shall mean the numerical factor, expressed as a percent, that is used to accomplish the proportionate allocation of the annual tax increment, as specified in Revenue and Taxation Code Section 98 (e).

d) "Proceedings" means those actions taken pursuant to Government Code Sections 57000-57090.

e) "Affected territory" shall be as specified in Government Code Section 57015.

f) "Affected City or Cities" shall be as specified in Government Code Section 57011.

g) "Affected County" shall be as specified in Government Code Section 57012.

h) "Affected District" shall be as specified in Government Code Section 57013.

6. Insofar as not inconsistent with the foregoing definitions or any other provisions of the Agreement, the definitions of Section 95 and 2215 of the Revenue and Taxation Code shall apply to this Agreement.

7. For a jurisdictional change for which the allocation of taxes is made under this Agreement, such allocation shall be made in accordance with the following:

(a) Initial Year.

(1) Base tax. Except as provided in Paragraph 7 (a) (3) of this Agreement, an affected CITY shall be allocated the base tax from revenue generated from within the subject territory which would otherwise be allocated to the affected special districts. Annexations or other included changes in organization which occur during the year shall be prorated, utilizing a monthly calculation, between the affected CITY and the affected special districts.

(2) Annual tax increment. Except as provided in Paragraph 7 (a) (3) of this Agreement, each CITY shall have an annual tax increment allocation factor established for each tax rate area in the affected territory equal to that outlined in the table set forth in Exhibit "A", attached hereto, and made a part hereof, and made a part hereof as though set forth fully herein. The COUNTY'S new annual tax increment allocation factor shall be its former factor minus the affected CITY'S factor as derived in the preceding sentence, and shall include the taxes previously allocated to special districts no longer providing services to the affected territory.

(3) For a jurisdictional change in which a special district, such as Solano Irrigation District, which usually detached from incorporated territory does not detached, but continues to provide services within the jurisdiction, the allocation to the affected CITY as specified in Paragraphs 7 (a) (1) (Base tax) and 7 (a) (2) (Annual tax increment) shall be reduced by the base tax and tax rate allocation factor of that special district.

(b) Subsequent years. In each subsequent year, the affected CITY'S and COUNTY'S allocation of property taxes from the affected territory will be made as set forth in Revenue and Taxation Code Sections 97 and 98. Each agency allocated its base tax each year (i.e., the tax allocated to the agency in the preceding year) including the previous year's annual tax increment for the affected territory, such share being calculated by multiplying the tax resulting from growth in assessed valuation in the affected territory during the year times the agency's annual tax increment allocation factor (s) for that territory as determined in Paragraph 7 (a) (2) or 7 (a) (3), above. The result (i.e., base plus increment) becomes the base tax for the next year's tax allocation calculations. Each agency's base tax and annual tax increment allocation factors may be subsequently modified only through negotiated exchanges in accordance with Revenue and Taxation Code Sections 99 and/or 99.1 for subsequent jurisdictional changes or as otherwise may be directed by a change in law.

8. For any jurisdictional change in which there are existing sources of taxes as specified in this paragraph exceeding Five Thousand Dollars (\$5,000.00) in the aggregate for any of the three preceding complete fiscal years prior to the filing of the certificate of completion, the COUNTY shall receive that tax, adjusted annually based upon the percentage change in the CPI, plus any increase in the rates of those taxes.

The Five Thousand Dollar (\$5,000.00) base and protected amount shall be increased annually commencing March 1, 2000, based upon the San Francisco Bay Area CPI-U for the preceding year. Those taxes shall be:

- (a) Sales and Use Tax
- (b) Transient Occupancy Tax
- (c) Hazardous Waste License Tax
- (d) Deed Transfer Tax
- (e) Franchise Taxes

This provision shall remain in effect as long as the original source continues to generate at least the base amount. Alternatively, an affected CITY or the COUNTY shall have the option of declaring this Agreement inapplicable to any jurisdictional change which would be subject to this Paragraph 8.

9. It is the intent of the CITY and the COUNTY that the COUNTY continue to receive the same percentage of CHP fines and forfeitures in relation to a CITY as COUNTY received in FY 1983-84, notwithstanding any jurisdictional changes under the provisions of this Agreement. A formula to implement this intent shall be negotiated and agreed to by CITY and COUNTY at the time of the implementation of this Agreement. Should the State adopt legislation prohibiting the COUNTY from collecting and retaining any CHP fines and forfeitures, the CITY may seek to obtain or retain those affected CHP fines and forfeitures from the State, notwithstanding any other provisions of this Agreement.

10. The provisions of this Agreement, relative to allocation of property taxes shall neither apply to, nor supersede, any agreements for the allocation of tax increment funds within any existing redevelopment projects; or any distribution of taxes pursuant to provisions of Health and Safety Code Section 33670.

11. Either party may terminate this Agreement upon providing the other party written notice of termination at least ninety (90) days prior to the termination becoming effective. Notice of termination shall be delivered as follows:

COUNTY OF SOLANO

Clerk to the Board
of Supervisors
580 Texas Street
Fairfield, CA 94533

CITY OF BENICIA

City Clerk
City of Benicia
250 East L Street
Benicia, CA 94510

CITY OF DIXON

City Clerk
City of Dixon
600 East A Street
Dixon, CA 95620

CITY OF FAIRFIELD

City Clerk
City of Fairfield
1000 Webster Street
Fairfield, CA 94533

CITY OF RIO VISTA

City Clerk
City of Rio Vista
1 Main Street
Rio Vista, Ca 94571

CITY OF SUISUN CITY

City Clerk
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

CITY OF VACAVILLE

City Clerk
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

CITY OF VALLEJO

City Clerk
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

Such termination shall not act to affect any proposed jurisdictional change for which a Certificate of Filing has been issued by LAFCO or its Executive Officer prior to the termination date.

Dated: April 4, 2000

ATTEST:

Maggie Jimenez
MAGGIE JIMENEZ, Clerk of the
Board of Supervisors

COUNTY OF SOLANO, a Political
Subdivision of the State of California

Barbara R. Kondylis
BARBARA R. KONDYLIS
Chairwoman of the Board
of Supervisors

Otto Wm. Giuliani
OTTO WM. GIULIANI
City Manager
City of Benicia

1 DIRECTORY = A:\AB 8
 2 FILE NAME = CITIESANNEXCALC189900
 3 SHEET = ERAFIMPACTCITIES
 4
 5
 6 DATE 14-Mar-00
 7 TIME 04:10:59 PM

EXHIBIT A
 NEW

ERAF IMPACTS ON SOLANO COUNTY AND ALL SEVEN CITIES

PROPORTIONATE "SHARING THE PAIN" ERAF ADJUSTMENTS

CITY	FY-1999/00 ERAF ADJUSTMENT	FY-1999/00 AB & ALLOCATION	FY-1999/00 CITY ERAF LOSS RATE	FY-1999/00 COUNTY ERAF LOSS RATE	TOTAL COUNTY & CITY ERAF LOSS RATE	FY-1992/93 ADJUSTED ERAF LOSS	AVERAGE ERAF LOSS RATE	FY-1992/93 PROPERTY TAX TRANSFER RATE	REDUCTIONS	NEW ADJUSTED PROPERTY TAX TRANSFER RATE
	A	B	C (A/B)	D	E (C+D)	F	G (E-F)/2	H	I (GxH)	J (H-I)
BENICIA	1,440,207	8,475,788	0.169920	0.358814	0.628434	0.105000	0.211717	0.208000	0.044249	0.164751
DIXON	484,176	2,167,745	0.227888	0.358814	0.588482	0.105000	0.240741	0.216000	0.051769	0.163241
FAIRFIELD	2,180,585	10,971,402	0.198752	0.358814	0.657268	0.105000	0.226133	0.161000	0.036407	0.124583
RIO VISTA	110,382	448,132	0.246271	0.358814	0.604785	0.105000	0.248893	0.162000	0.037984	0.114016
SUISUN	218,399	1,865,458	0.128578	0.358814	0.488092	0.105000	0.191546	0.178000	0.034287	0.144713
VACAVILLE	1,793,509	10,885,329	0.164784	0.358814	0.523278	0.105000	0.208139	0.169000	0.039527	0.149473
VALLEJO	2,518,883	11,531,019	0.218512	0.358814	0.677026	0.105000	0.298013	0.147000	0.034694	0.112306

1999/00 E.R.A.F. RATE FOR FUND 1 - GENERAL FUND

1999/00 ERAF ADJUSTMENT	=	25,578,431	=	0.358814
1999/00 AB & ALLOCATION	=	71,345,778		

RESOLUTION NO. 2000-32

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING AN AMENDED MASTER PROPERTY TAX TRANSFER AGREEMENT BETWEEN THE CITY OF VACAVILLE AND THE COUNTY OF SOLANO UPON JURISDICTIONAL CHANGE

WHEREAS, the City of Vacaville and each of the six cities located in the County, and the County of Solano, adopted a Master Property Tax Transfer Agreement in 1993 to be used upon jurisdictional change, pursuant to the provisions of Revenue and Taxation Code Section 99(d); and

WHEREAS, said agreement expired January 1, 2000, and the City of Vacaville and the other six cities of Solano County and the County of Solano agree to continue the same Master Property Tax Agreement as updated to reflect changes in distribution of property tax revenues resulting from the state's enactment of Education Relief Augmentation Fund (ERAF); and

WHEREAS, the City of Vacaville and the other six Solano cities, and the County of Solano have indicated their willingness to enter into the amended Master Property Tax Transfer Agreement, which sets forth a proportional "sharing the pain" formula as it relates to ERAF.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vacaville that the amended Master Property Tax Transfer Agreement implementing the provisions of Revenue and Taxation Code Section 99(d) is hereby adopted by the City of Vacaville and shall become effective upon the receipt by the County of Solano of corresponding resolutions of approval from each of the seven cities of the County.

IT IS FURTHER RESOLVED that the City Clerk of the City of Vacaville is hereby directed to send a certified copy of this Resolution, once adopted, to the County of Solano and that the City Council authorizes the City Manager to execute said agreement on its behalf.

I HEREBY CERTIFY that this resolution was adopted and passed at a regular meeting of the Vacaville City Council on March 28, 2000, by the following vote:

- AYES: Council members Augustine, Clancy, Slade, Vice Mayor Wood and Mayor Fleming
- NOES: None
- ABSENT: None

ATTEST:

Kathleen M. Andronico
Kathleen M. Andronico
City Clerk





I hereby certify that the foregoing instrument is a true copy of the original instrument on file in my office.

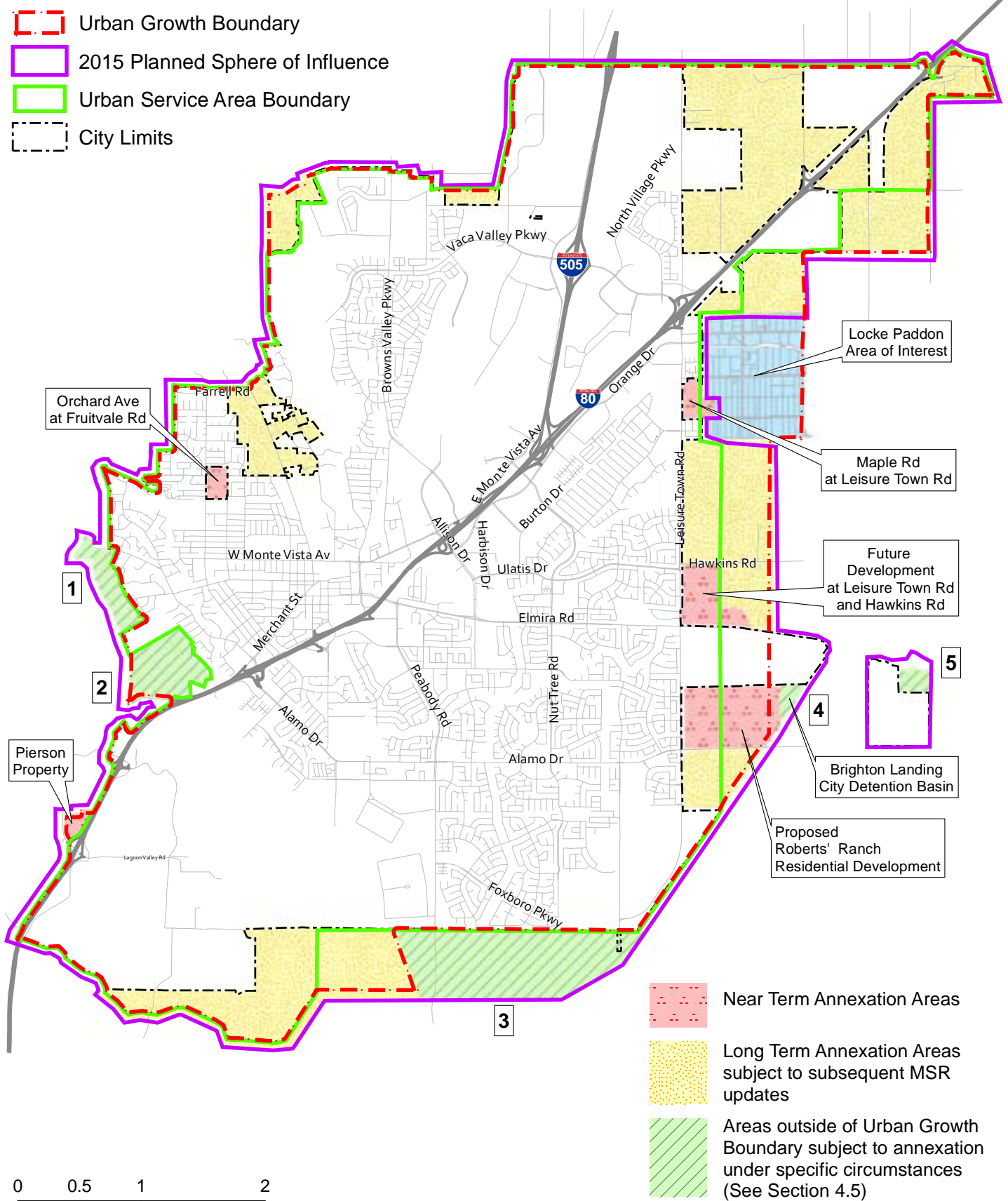
Kathleen M. Andronico
City Clerk of the City of Vacaville, California






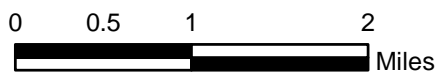
Figure 4.4-4: Annexation Areas

Boundaries

-  Urban Growth Boundary
-  2015 Planned Sphere of Influence
-  Urban Service Area Boundary
-  City Limits



-  Near Term Annexation Areas
-  Long Term Annexation Areas subject to subsequent MSR updates
-  Areas outside of Urban Growth Boundary subject to annexation under specific circumstances (See Section 4.5)



Source: City of Vacaville

RESOLUTION NO. 2018-138

RESOLUTION OF APPLICATION BY THE CITY OF VACAVILLE REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY – ANNEXATION OF THE FARMSTEAD AT NORTH ORCHARD SUBDIVISION PROPERTY (APN 0125-040-110)

WHEREAS, the City Council of the City of Vacaville desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with the section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the City of Vacaville and detach territory from the Solano Irrigation District (SID) and the Vacaville Rural Fire Protection District located:

South of Fruitvale Road and East of North Orchard Avenue
(APN's: 0125-040-110); and

WHEREAS, the City Council desires to process an application to process an early cancellation of Williamson Act Contract No. 695, within Agricultural Preserve Number 614 with the Department of Conservation upon completion of the Annexation; and

WHEREAS, the City Council of the City of Vacaville desires to tentatively prezone the Farmstead at North Orchard Subdivision to be consistent with the City of Vacaville General Plan land use diagram land use designations of Residential Medium Density and Public Park; and

WHEREAS, a public hearing notice for the City Council public hearing was published in *The Reporter*, a newspaper of general circulation, and notices were mailed to property owners within 600-feet of the Project site and notices were placed on the site; and

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on October 16, 2018 to make a recommendation to the City Council of the City of Vacaville and voted 4-2-1 to recommend denial the Farmstead at North Orchard Subdivision project; and

WHEREAS, the City Council of the City of Vacaville conducted a public hearing on November 13, 2018 to consider the initiation of annexation, tentative cancellation of Williamson Act Contract, tentative rezoning, and approval of vesting tentative map and planned development for the Farmstead at North Orchard Subdivision; and

WHEREAS, the Farmstead at North Orchard Subdivision area is located within the City of Vacaville adopted Sphere of Influence (SOI) and within the City's adopted Urban Growth Boundary, and

WHEREAS, the proposed Farmstead at North Orchard annexation is located within the City's adopted Sphere of Influence as identified on the City of Vacaville General Plan land use diagram and is identified as a near term annexation area in the *City of Vacaville Municipal Service Review for the Comprehensive Sphere of Influence Update* received by the Vacaville City Council on March 14, 2017, and which was reviewed by the Solano Local Agency Formation Commission on May 8, 2017; and

WHEREAS, the Farmstead at North Orchard Subdivision is an infill development and a "jurisdictional island" as identified by Solano Local Agency Formation Commission because the site is wholly surrounded by existing development and is a site within Solano County jurisdiction surrounded by City of Vacaville City Limits; and

WHEREAS, Farmstead at North Orchard Subdivision area will use existing City-owned utilities and services; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and the City Council of the City of Vacaville has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed reorganizations are as follows: the City of Vacaville has adopted its General Plan update in August 2015, including property known as Farmstead at North Orchard Subdivision designated for residential and park development within the City's Urban Growth Boundary and the City anticipates annexation of these properties into the Vacaville City limits as part of the development of these properties; and,

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

<u>Agency</u>	<u>Nature of Change</u>
City of Vacaville	Annexation,
Solano Irrigation District	Detachment,
Vacaville Rural Fire District	Detachment.

and,

WHEREAS, the territory proposed to be reorganized is inhabited and the property owner is part of the annexation application, and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and 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. Residential zoning shall not be effective until after the completion of the cancellation of the Williamson Act Contract.
2. Infill Community Facilities District (CFD 12) – Prior to recordation of the Farmstead at North Orchard Subdivision Final Map, the project site shall annex into the Infill Community Facilities District (CFD 12).

and,

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

WHEREAS, this City Council reaffirms General Plan Environmental Impact Report (EIR) through the attached Initial Study completed in compliance with CEQA, including

reaffirming the Findings of Fact, and reaffirming the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Plan; and,

WHEREAS, the current site is identified for a neighborhood park in the General Plan. For reasons specified in the City's General Plan, the project is being allowed to provide a park of approximately three acres in size and associated open space and trail corridors of approximately two acres to implement the goals and policies of the General Plan. Additionally, the park is to be left in a natural, passive use state. The proposed park size allows for single-family detached houses to be constructed and to be consistent with the minimum density requirements of the General Plan. This type of use, combined with the natural, passive-use park and trail system, results in a public benefit to the community by making efficient use of City services and providing for a neighborhood that is underserved by parks as noted in the General Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Vacaville as follows:

Section 1. The City Council hereby finds and declares that the foregoing recitals are true and correct.

Section 2. The City Council initiates the annexation of the Farmstead at North Orchard area, as described and shown in Exhibits A and B incorporated herein, and authorizes and directs the Community Development Director or his designee to submit an annexation application to the Solano Local Agency Formation Commission.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of November, 2018 by the following vote:

AYES: Council Members Hunt, Rowlett, Vice Mayor Mashburn and Mayor Augustine

NOES: Council Member Harris

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

List of Exhibits:

Exhibit A – Description of Boundaries

Exhibit B – Map of Territory to be Reorganized

Exhibit C – Draft Solano Local Agency Formation Commission Findings for Annexation

Agenda Item No. 8A
March 26, 2019

TO: Honorable Mayor and City Council
Attention: Jeremy Craig, City Manager

FROM: Barton Brierley, AICP, Community Development Director
(Staff Contact: Fred Buderer, City Planner, 449-5307)

**SUBJECT: ORDINANCE AMENDING THE VACAVILLE MUNICIPAL CODE BY ADDING
DIVISION 14.28, AGRICULTURAL AND AVIAN FORAGING HABITAT
MITIGATION FEE PROGRAM (First Reading)**

**RESOLUTION ESTABLISHING AN AGRICULTURAL AND AVIAN FORAGING
HABITAT MITIGATION FEE AND AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGRICULTURAL AND AVIAN SPECIES FORAGING HABITAT
MITIGATION AGREEMENT WITH SOLANO LAND TRUST (SLT) FOR THE
IMPLEMENTATION OF THE AGRICULTURAL AND AVIAN FORAGING
HABITAT MITIGATION FEE PROGRAM**

DISCUSSION:

This project recommends adoption of a mitigation fee program as part of the City's development regulations. The program would address strategies to mitigate the impacts of certain development on agricultural lands and avian species foraging habitat. This project recommends establishing the program as a chapter in the Municipal Code and authorizing the City to enter into an agreement with the Solano Land Trust (SLT) to acquire conservation lands with funds collected by the City.

Background: The General Plan requires new development to mitigate for the loss of agricultural land by preserving 1 acre of agricultural land for each 1 acre of agricultural land developed (General Plan Land Use Element Policy LU-P2.4). The General Plan (Land Use Element Policy LU-P5.2) recognizes that finding available mitigation land can be difficult and establishes the potential for City adoption of a mitigation fee that would provide funds for acquisition of agricultural mitigation lands. General Plan Policy LU-P5.2 identifies SLT as the City's designated partner if such a fee is adopted. The SLT would use funds collected by the City to purchase of agriculture mitigation land.

Development on agricultural and other lands also impacts foraging habitat for certain bird species, primarily the Swainson's Hawk (a California Threatened Species) and the Burrowing Owl (a California Species of Concern). The mitigation ratio typically required for loss of avian foraging habitat typically requires preservation of 1 acre of foraging habitat for each 1 acre of habitat developed.

Program Feasibility: The City retained the firm of BAE Urban Economics to prepare a feasibility analysis for a mitigation fee program. Based on a review of the City's planned growth areas, BAE believes a mitigation fee can be established that will cover costs of land acquisition and program administration for both the City and the SLT (Attachment 1, Mitigation Fee Study).

The Mitigation Fee Study identifies an estimated range of costs for mitigation lands depending on whether mitigation is required for only agricultural uses, for only avian foraging habitat, or for both agricultural and avian foraging habitat purposes. The proposed program would initially set this fee at the high end of the range for avian foraging habitat mitigation and for agricultural land, and at the mid-point of the range for projects desiring to combine both mitigation

categories on a single piece of land. This formula would be revisited under the proposed program after the first three years of implementation to ensure that adequate lands are funded under the program. Setting the foraging habitat mitigation fee at the high end of the range also aims to ensure that the acquisition of mitigation lands can occur as rapidly as possible to ensure the shortest time-gap between construction impacts occurring and the acquisition and protection of conserved foraging habitat being completed.

On-going Program Evaluation: Implementing the program would require the City and SLT to enter into an agreement formalizing the operation and administration of the program. The City would collect funds from interested developers and would pass the funds along to SLT. The SLT would engage in outreach to interested land owners and would acquire lands or conservation easements for those lands. SLT would conduct on-going monitoring of conserved lands and would report annually to the City on progress in acquiring mitigation lands. The City would publicly evaluate the program performance and fee level every three years to ensure that the program is operating as intended and the mitigation fee remains appropriate given any changes in land values.

Staffs from the City, SLT, and the consultant team met to review the analysis and discuss the potential program. An agreement for implementation of the program would be based on the summary points described in Attachment 2. The agreement would be finalized following adoption of the program by the City and further discussions with SLT staff.

FISCAL IMPACT:

The program would be funded with mitigation fees paid by development. Developers would pay fees based on the acreage impacted prior to receiving grading permits or final maps. After withholding any City administrative fees, funds would be forwarded to the SLT within a specified time period. The fee would be evaluated on a regular basis to ensure that the fees are adequate to fund land or conservation easement acquisition, City and SLT administrative costs, and on-going monitoring of conserved lands.

ENVIRONMENTAL REVIEW:

The proposed program is exempt from the provisions of California Environmental Quality Act (CEQA) under several categorical exemptions: 14 Code of California Regulations sections 15307 (actions by regulatory agencies for protection of natural resources), 15313 (acquisition of lands for wildlife conservation purposes), and 15317 (open space contracts or easements)). The program creates procedures for the acquisition of conservation lands to protect natural resources and the environment, preserving agricultural uses and protecting habitat, and would not have the potential for significant impacts.

CONCLUSION:

The proposed program is a feasible alternative for ensuring careful mitigation of impacts as required by the environmental review process. Developers would still have the option to acquire mitigation lands on their own, rather than use the fee program. The program implements an alternative addressed in the General Plan.

RECOMMENDATION:

By title only, introduce the subject ordinance, and, by simple motion, adopt the subject resolution.

ATTACHMENTS:

Ordinance – Action Item

Resolution – Action Item

Attachment 1: Fee Study

Attachment 2: Summary of Proposed Business Points - City / SLT Agreement

Attachment 3: Solano Land Trust Accreditation

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE
ESTABLISHING AN AGRICULTURAL AND AVIAN FORAGING HABITAT MITIGATION FEE
AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGRICULTURAL AND AVIAN
SPECIES FORAGING HABITAT MITIGATION AGREEMENT WITH SOLANO LAND TRUST
(SLT) FOR THE IMPLEMENTATION OF THE AGRICULTURAL AND AVIAN FORAGING
HABITAT MITIGATION FEE PROGRAM**

WHEREAS, Vacaville 2015 General Plan Policies LU-P2.4 and LU-P5.2 establish requirements that development on certain agricultural lands purchase conservation easements to permanently protect agricultural land of equal or greater value at a ratio of 1 acre conserved for each 1 acre developed ; and

WHEREAS, Vacaville 2015 General Plan Policies COS-P1.6 and P1.12 and Action COS A-1.1 require that new development minimize the disturbance of natural habitats and that until the Solano Habitat Conservation Plan (HCP) is adopted, that the City comply with all of the avoidance, minimization, and mitigation measures listed in the draft HCP which would include minimization of impacts to avian species foraging habitat; and

WHEREAS, Vacaville 2015 General Plan Policy LU-P5.2 contemplates and provides for the establishment of a fee that new development would have the option of paying pursuant to a mitigation program established by the City in cooperation with Solano Land Trust or other qualified agency in lieu of securing conservation easements or otherwise permanently protecting agricultural and open space lands ("agricultural and avian foraging habitat mitigation in-lieu fee"); and

WHEREAS, development projects subject to a proposed agricultural and avian foraging habitat mitigation in-lieu fee would be subject to project-specific review under the California Environmental Quality Act (CEQA) as part of the City's development review process, at which time a project's effects on resources and any mitigation requirements would be determined and a development applicant would have the option of whether to pay a mitigation in-lieu fee or acquire mitigation lands on its own; and

WHEREAS, the City has conducted a detailed analysis to determine an adequate in-lieu fee which could be collected as an optional method of funding conservation easements or land acquisition for the purposes of mitigating development impacts on agricultural land and avian foraging habitat ("Vacaville Agriculture and Avian Species Impact Mitigation Fee Study", dated June 2018, BAE Urban Economics) and has developed a program plan, in consultation with the Solano Land Trust, that provides procedures that would feasibly implement the acquisition of such mitigation lands; and

WHEREAS, Government Code section 66014(b) specifically authorizes charging fees to pay the costs reasonably necessary to provide the service for which the fee is collected, in this case the administration of a mitigation fee program; and

WHEREAS, California Government Code Section 65104 recognizes that the legislative body of the City of Vacaville may establish fees to support work and that the fees shall not exceed the reasonable cost of providing the service for which the fee is charged; and

WHEREAS, adopting an agricultural and avian foraging habitat mitigation fee program implements the policies of the General Plan identified above, and the amount of the proposed fee is supported by the City's analysis of the cost of land or easement acquisition and administration, monitoring, and enforcement of the program by the City and its designated management entity (Solano Land Trust); and

WHEREAS, the mitigation fee program established by ordinance is intended to provide an optional method for development to implement mitigation requirements for agricultural land and avian species foraging habitat mitigation resulting from the City's development review process including project-specific environmental analysis; and

WHEREAS, on December 17, 2017, City Council received an informational report describing the proposed program and fee study; and

WHEREAS, (i) Notice of the time and place of the March 26, 2019 City Council meeting, as well as a general description of the matter to be considered was published in *The Reporter*, a local newspaper of general circulation, on March 16, 2019, and; (ii) data indicating the amount of the proposed fee options were made available to the public at least 10 days prior to the date of this meeting, (iii) this meeting was held as part of the regularly scheduled meeting of the City Council on March 26, 2019, and (iv) interested parties had the opportunity to make oral and written presentations, all in accordance with Government Code section 66016(a); and

WHEREAS, the amounts of the proposed fee do not exceed the estimated reasonable cost of acquiring conservation lands and administering the program and related elements; and

WHEREAS, the proposed program is exempt from the California Environmental Quality Act (CEQA) under several categorical exemptions: Under 14 California Code of Regulations Section 15307 the proposed program, adopted by ordinance, implements procedures for the acquisition of agricultural and avian foraging habitat lands to protect these resources. The proposed program involves procedures for the identification of impacts, a method to collect adequate funds for mitigation lands or conservation easements for the protection of these resources, and on-going monitoring and enforcement of mitigation acquisitions and limitations on land use. The program is also addressed by CEQA Exemption Section 15317, which provides for the creation of open space easements and agricultural preserves. Additionally, the program will provide for the acquisition of lands for wildlife conservation purposes by preserving habitat and is therefore also covered by CEQA Exemption Section 15313. The program is also covered by the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no potential for a significant impact to the environment (15061(b) (3)). Therefore the City finds that the adoption of the proposed Agricultural and Avian Foraging Habitat Mitigation fee program will not have a significant effect on the environment and is exempt from CEQA review.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vacaville finds and declares the following:

1. The recitals are incorporated herein and adopted as part of this resolution.
2. An Agricultural and Avian Species Foraging Habitat Mitigation Fee is hereby established to provide an optional method for development to mitigate impacts to these resources. This fee program shall be available to projects requiring mitigation for impacts to agricultural land and avian species foraging habitat as determined through the development review process. Based on the City's analysis, the fee for agricultural lands and for avian foraging habitat lands shall be the high-end of the estimated per acre range of costs, and for projects requiring or selecting stacked mitigation on the same parcel(s) of land the fee shall be set at the mid-point of the estimated per acre range of costs established by the Vacaville Agriculture and Avian Species Impact Mitigation Fee Study.
3. The fees are established as follows:
 - a. Agricultural Mitigation Fee: \$ 4,687 per acre.
 - b. Avian Foraging Habitat Mitigation Fee: \$ 7,832 per acre.
 - c. Stacked Agriculture & Avian Foraging: \$12,832 per acre.
4. The City Manager is authorized to enter into an "Agricultural and Avian Species Foraging Habitat Mitigation Program Agreement" or similar agreement with the Solano Land Trust (SLT), with SLT acting as the management entity for implementation of the Agricultural and Avian Species Foraging Habitat Mitigation Program, as described in the general terms and implementation concepts for an agreement between the City of Vacaville and SLT, dated March 2019 and attached to the related staff report.
5. Consistent with Government Code §66017(a), the fees shall go into effect 60 days following adoption of said fees or upon the effective date of the ordinance establishing the Agricultural and Avian Foraging Habitat Impact Mitigation Program, whichever is later.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 26th day of March, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

APPROVED:

Michelle A. Thornbrugh, City Clerk

Ron Rowlett, Mayor

**ORDINANCE NO.
(First Reading)**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VACAVILLE AMENDING THE
VACAVILLE MUNICIPAL CODE BY ADDING DIVISION 14.28 RELATED TO
AGRICULTURAL AND AVIAN FORAGING HABITAT MITIGATION**

WHEREAS, the Vacaville 2015 General Plan Policies LU-P2.4 and LU-P5.2 establish requirements that development on certain agricultural lands purchase conservation easements to permanently protect agricultural land of equal or greater value at a ratio of 1 acre conserved for each 1 acre developed; and

WHEREAS, the Vacaville 2015 General Plan Policies COS-P1.6 and P1.12 and Action COS A-1.1 require that new development minimize the disturbance of natural habitats and that until the Solano Habitat Conservation Plan (HCP) is adopted, that the City comply with all of the avoidance, minimization, and mitigation measures listed in the draft HCP which would include minimization of impacts to avian species foraging habitat; and

WHEREAS, Vacaville 2015 General Plan Policy LU-P5.2 contemplates and provides for the establishment of a fee that new development would have the option of paying pursuant to a mitigation program established by the City in cooperation with Solano Land Trust or other qualified agency in lieu of securing conservation easements or otherwise permanently protecting agricultural and open space lands ("agricultural and avian foraging habitat mitigation in-lieu fee"); and

WHEREAS, development projects subject to a proposed agricultural and avian foraging habitat mitigation in-lieu fee would be subject to project-specific review under the California Environmental Quality Act (CEQA) as part of the City's development review process, at which time a project's effects on resources and any mitigation requirements would be determined; and

WHEREAS, the City has conducted a detailed analysis to determine an adequate in-lieu fee which could be collected as an alternative method of funding conservation easement or land acquisition for the purposes of mitigating development impacts on agricultural land and avian foraging habitat and has developed a program, in partnership with the Solano Land Trust, that provides procedures that would feasibly implement the acquisition of such mitigation lands; and

WHEREAS, the proposed program is exempt from the California Environmental Quality Act (CEQA) pursuant to several categorical exemptions: Under 14 California Code of Regulations Section 15307, which addresses actions taken by regulatory agencies for the protection of natural resources, the proposed program, adopted by ordinance, would implement procedures for the acquisition of agricultural and avian foraging habitat lands in order to protect the resources affected by development. The proposed program involves procedures for the identification of impacts to resources, a method of collecting adequate funds to purchase mitigation lands or conservation easements in compliance with City and Solano LAFCO standards for the protection of these resources, and on-going monitoring and enforcement of mitigation acquisitions and limitations on land use; Section 15317, which provides for the creation of open space easements and agricultural preserves; and Section 15313 because the program will provide for the acquisition of lands for wildlife conservation purposes by preserving habitat. The program is also covered by the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no potential for a significant impact to the environment (15061(b) (3)). Therefore the City finds that the adoption of the proposed

Agricultural and Avian Foraging Habitat Mitigation fee program will not have a significant effect on the environment and is exempt from CEQA review; and

WHEREAS, the City Council finds this proposed addition of Division 14.28 is necessary and supported for the reasons stated in the Vacaville Agricultural and Avian Species Impact Mitigation Fee Study, dated June 2018 and specifically:

- (a) Development of property consistent with the vision of the Vacaville General Plan will result in the conversion of productive agricultural land and avian non-riparian foraging habitat; and
- (b) The preservation of agricultural resources also preserves the landscape and environmental resources; and
- (c) Permanent preservation of agricultural and foraging habitat land is consistent with the policies of the Vacaville General Plan; and
- (d) The preservation of certain types of agricultural land results in benefits to foraging habitat for certain avian species; and
- (e) Pooling resources for the preservation of agricultural lands will result in the ability to acquire larger easement areas, provide additional certainty in the ability to mitigate for agricultural and avian foraging habitat impacts compared to development projects arranging their own conservation projects; and
- (f) Compliance with this division will provide an alternative method and procedure to mitigate agricultural land and non-riparian avian foraging habitat environmental impacts; and
- (g) Adoption of this ordinance will not have a significant effect on the environment as described above, and is exempt from the provisions of CEQA pursuant to CEQA guidelines 15307, 15313, and 15317.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals and Findings

The City Council reaffirms and the recitals and adopts the findings above.

Section 2. Addition of Division 14.28 to the Vacaville Municipal Code

Division 14.28 shall be added to the Vacaville Municipal Code, to read in full as follows:

14.28.010 Title: AGRICULTURAL AND AVIAN FORAGING HABITAT IMPACT MITIGATION PROGRAM

This division shall be known as the "Agricultural and Avian Foraging Habitat Impact Mitigation Program" and may be so cited.

14.28.020 Purpose.

The purposes of this division are to implement the agricultural land and habitat conservation policies contained in the 2015 Vacaville General Plan related to permanently protecting agricultural land, avian foraging habitat, and open space. Those policies include:

- A. **General Plan Policy LU-P2.4** related to the conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.
- B. **General Plan Policy LU-P5.2** related to the conversation of agricultural and open space lands in the East of Leisure Town Road Growth Area.
- C. Consistent with **General Plan Policy COS-A1.1**, develop a standardized policy for providing mitigation under the California Environmental Quality Act (Public Resources Code § 21000, et seq. "CEQA") for development projects' impacts to avian non-riparian foraging habitat.

14.28.030 Applicability.

This division shall apply to development projects that require mitigation for impacts to agricultural lands and/or to avian species non-riparian foraging habitat.

14.28.040 Mitigation Requirements.

- A. **Mitigation Required.** The City shall require agricultural or avian foraging habitat mitigation for any of the following actions:
 - 1. Development projects that convert prime farmland, farmland of statewide importance, or unique farmland (as classified by the California Department of Conservation).
 - 2. Development projects East of Leisure Town Growth Area that convert agricultural or open space lands.
 - 3. Development projects that require annexation to the City that also convert prime farmland as defined by Government Code § 56064.
 - 4. Development projects that convert land determined to be avian species non-riparian foraging habitat.
- B. **Types of Mitigation.** Development projects required to provide mitigation under this division may elect one or a combination of both of the following options to satisfy the project's mitigation obligation(s):
 - 1. Provide direct agricultural and/or avian habitat foraging mitigation as specified in Section 14.28.040.D; and/or
 - 2. Pay the appropriate fee as indicated in Section 14.28.040.E.
- C. **Compliance with Mitigation.** Compliance with this division shall be considered adequate mitigation under CEQA for agricultural and non-riparian avian foraging

habitat impacts to the maximum extent permitted by law. If a development project, in the applicant's discretion, seeks to mitigate for impacts to non-riparian avian foraging habitat resulting from the conversion of agricultural or open space lands through the payment of an in-lieu fee, the applicant shall pay the fee established under Section 14.28.040.E for such purposes.

- D. **Direct Provision of Agricultural Mitigation Land.** Agricultural mitigation shall be satisfied by granting a permanent agricultural conservation easement or other permanent agricultural conservation mechanism to or for the benefit of an entity qualified to hold such instrument. The number of acres of agricultural mitigation land shall be equal to the number of acres that will be converted to a non-agricultural use or, in the East of Leisure Town Growth Area, converted to a non-Agricultural or non-open space use (i.e., a 1:1 ratio). The direct provision of agricultural mitigation land is subject to the following provisions:
1. The location and characteristics of the agricultural mitigation land shall comply with General Plan Policy LU-P2.4, and/or General Plan Policy LU-P5.2, as applicable. The agricultural mitigation land should be of substantially comparable or better soil quality than the agricultural land whose use is being changed to nonagricultural use.
 2. The Director of Community Development or his/her designee shall review each agricultural conservation easement or other preservation instrument for consistency with General Plan Policy LU-P2.4, and/or General Plan Policy LU-P5.2, as applicable.
 3. The agricultural conservation easement or other preservation instrument shall:
 - a. Be executed by all owners of the agricultural mitigation land.
 - b. Be in form suitable for recordation.
 - c. Contain an accurate legal description setting forth the description of the agricultural mitigation land.
 - d. Prohibit new residential and/or commercial development on agricultural or habitat mitigation land that is not directly needed for agricultural production except for a single dwelling unit farmstead.
 - e. Protect the existing water rights and retain them with the agricultural mitigation land.
 - f. If intended to provide mitigation under CEQA for impacts to avian foraging habitat, include use restrictions generally consistent with the draft Solano HCP (or final HCP if adopted) related to foraging habitat for the avian species impacted by the development project. Within one (1) year after the adoption of this division, the Director of

Community Development shall develop a checklist to be used to ensure compliance with this subsection 6.

- g. Be held by an entity qualified to hold such an instrument. The City shall be a third-party beneficiary of the legal instrument.

E. **In-Lieu Fees.** The city establishes in-lieu fees for the satisfaction of agricultural and avian foraging habitat mitigation subject to the following provisions:

1. The fee shall be based on the cost of purchasing farmland conservation easements on land of comparable size and agricultural quality, plus the estimated cost of legal, appraisal and other costs, including staff time, administer this program and to acquire, manage, and enforce the farmland conservation easement or other agricultural or avian foraging habitat mitigation instrument.
2. The City Council shall approve by resolution the amount of the in-lieu fee. Such fees shall include at least two levels: 1) A fee for agricultural mitigation only; and 2) a fee for avian foraging habitat mitigation only. The City Council may establish a third level that provides for a fee for concurrent mitigation of agricultural and non-riparian avian foraging habitat impacts. If an applicant seeks to mitigate for both agricultural and avian impacts, it shall pay the sum of both fees or may pay the concurrent mitigation fee, if established. The amount of the fee shall be supported by a fee study conducted by the City of Vacaville as it may be amended, updated or wholly replaced from time to time. The fee may be adjusted as part of the tri-annual review of the fee program described in Section 14.28.050.A or at any interval deemed necessary to ensure adequate funding for the mitigation purposes of this ordinance.
3. The amounts collected under this chapter shall be deposited into a fund created for this fee following the procedure set forth for development impact fees in Section 11.01.030. A of the municipal code.
4. Within sixty (60) days after collection by the City or as soon thereafter as a Management Entity has been appointed, in-lieu fees shall be apportioned as detailed in the City's fee study between the City of Vacaville and the Management Entity, and that portion due to the Management Entity shall be transferred to a fund administered by the Management Entity defined in Section 14.28.050A.

F. Payment of an in-lieu fee is subject to the following provision:

The in-lieu fee shall be paid for a development project electing to participate in the fee program prior to (i) the issuance of each grading permit; or (ii) subject to the approval of the Community Development Director, recording of each final map. The amount of the in-lieu fee shall

be determined on a pro-rata basis based on the acreage associated with each grading permit or final map.

14.28.050 Implementation of Fee Program.

- A. Initiation and Approval.** The City Manager or his/her designee shall develop, and is authorized to enter into an Implementation Agreement, or similar document ("Implementation Agreement"), with the Solano Land Trust, or if the Solano Land Trust does not participate in the preparation of the Implementation Agreement after good faith efforts by City, another non-profit entity with expertise in the preservation of agricultural and habitat lands and that is qualified to hold conservation easements (the "Management Entity"). Thereafter, the Implementation Agreement and amount of in-lieu fees shall be reviewed and when appropriate, updated by the City Council at a minimum every three (3) years.
- B. Purpose and Contents.** The purpose of the Implementation Agreement is to ensure that the acquisition of agricultural and habitat mitigation land through in-lieu fees is achieved in a timely and efficient manner and to provide performance tracking of the acquisition program. The Implementation Agreement may consist of any combination of policies, evaluation criteria, maps, and other useful decision-making tools. It shall be of sufficient specificity to provide adequate guidance on location, timing, and other factors to be considered in implementation of the acquisition program.
- C. Issues to Be Considered.** The Implementation Agreement shall consider the following issues:
1. The goal to include contiguous parcels and areas large enough to preserve agricultural operations and/or foraging habitat lands.
 2. The qualities of agricultural land and the type of activities allowed on agricultural mitigation lands.
 3. Other relevant factors that would result in the more effective preservation of agricultural and foraging habitat lands as required to meet General Plan policies, SLT conservation goals, and mitigation requirements for individual projects, including:
 - a. Land within one mile from the city's Urban Growth Boundary (UGB).
 - b. Land outside of the UGB, but within Pleasants Valley, Upper Lagoon Valley, or Vaca Valley.
 - c. Land within two miles from the city UGB.
 - d. In the event that adequate land to meet the conservation goals described in the Vacaville General Plan cannot be identified or acquired, the City and the SLT shall meet and confer to identify other areas where conservation acquisitions can occur at a

reasonable cost and to satisfy the conservation goals described in the agreement.

- D. **Use of Fees.** The in-lieu fees shall be administered by the Management Entity in fulfillment of its programmatic responsibilities under the Implementation Agreement. These responsibilities include acquiring interests in land and administering, monitoring and enforcing the agricultural and habitat conservation easement or other instrument designed to preserve the agricultural values of the land for agricultural and habitat mitigation purposes.
- E. **Disposition of Land.** Interests in agricultural and/or habitat mitigation land shall be held in trust by the Management Entity in perpetuity.
- F. **Monitoring and Enforcing.** The Management Entity shall monitor all lands and easements acquired under this Section 14.28.050 and the Implementation Agreement, and shall review and monitor the implementation of all management and maintenance plans for these lands and easement areas. It shall also enforce compliance with the terms of the conservation easements or other agricultural and/or habitat mitigation instruments.
- G. **Reporting by Management Entity.** Beginning one year after the adoption of this division, the Management Entity shall provide in writing to the Community Development Director an annual report delineating the activities undertaken pursuant to the requirements of this Section 14.28.050 and the Implementation Agreement, and an assessment of these activities. The report(s) shall describe the status of all lands and easements acquired under Section 14.28.050, including a summary of all enforcement actions, as well as an accounting of all un-expended in-lieu funds received by the Management Entity and the plans, timing and actions taken related to use of those fees.
- H. **Provisions for Monitoring Implementation.** Within the timeframes identified in 14.28.050.A above for review and update of in-lieu fees, the City shall report to the City Council on the status of meeting the mitigation goals for which in-lieu fees were collected, including identification of the numbers of acres of each type of mitigation land preserved to-date.

14.28. 060 Precedence.

To the extent allowed by law, this division shall take precedence over all ordinances or parts of ordinances or resolutions with which it may conflict.

Section 3. Severability

If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase, or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

Section 4. Effective Date

This ordinance shall take effect thirty (30) days after passage thereof.

Section 5. Publication

This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

I HEREBY CERTIFY that this ordinance was **introduced** at a regular meeting of the City Council of the City of Vacaville, held on the 26th day of March, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Michelle Thornbrugh, City Clerk

Dated: _____

**RECORDING FEES
EXEMPT PURSUANT TO
GOVERNMENT CODE §27383**

RECORDING REQUESTED BY:
City of Vacaville

WHEN RECORDED MAIL TO:
Michelle Thornbrugh
City Clerk
City of Vacaville
650 Merchant Street, Vacaville, CA 95688

APN 0125-040-110

SPACE ABOVE LINE FOR RECORDER'S USE

**WILLIAMSON ACT CANCELLATION FEE AGREEMENT REGARDING THE REAL
PROPERTY COMMONLY REFERRED TO AS THE FARMSTEAD**

THIS WILLIAMSON ACT CANCELLATION FEE AGREEMENT (“Agreement”) by and between **MARY ESTHER ELDREDGE, TRUSTEE OF THE MARY E. ELDREDGE TRUST U/D/T DATED APRIL 26, 1994, MARY E. ELDREDGE, TRUSTEE OF THE MARY E. ELDREDGE CHARITABLE REMAINDER TRUST** (collectively, “Landowner”) and the **CITY OF VACAVILLE**, a municipal corporation (“City”). City and Landowner are also referred to hereinafter individually as “party” or collectively as the “parties.”

RECITALS

This Agreement is made with reference to the following facts:

- A.** Landowner has a legal and/or equitable interest in certain real property consisting of approximately 20.57 acres, commonly referred to as the Farmstead, located in Vacaville, California, legally described in Exhibit A (the “Project Site”).
- B.** AJCD WVP Vacaville, LLC intends to develop the Project Site as a master planned community, consisting of one hundred and thirty (130) single-family lots and dwelling units, together with other uses and improvements to be constructed in connection therewith (the “Project”).
- C.** On November 13, 2018 City’s City Council approved a tentative map, conditional use permit, planned development approval, and park design review approval for the use and development of the Project Site; approved an application requesting the annexation of the Project

Site; and introduced an ordinance to rezone the Project Site. On December 11, 2018, the City Council approved an ordinance rezoning the Project Site.

D. The Project Site is currently encumbered with Solano County Agricultural Preserve 614 Contract 695, recorded October 16, 1970 in book 1648 as instrument number 18678, page 263 (the “Williamson Act Contract”) in the Solano County’s Recorder Office (the “Official Records”).

E. Landowner recoded a notice of non-renewal for the Williamson Act Contract in the Official Records on April 17, 2018. Absent an earlier cancellation of the Williamson Act Contract, the Williamson Act Contract will terminate on October 13, 2027.

F. On December 11, 2018, the Solano County Assessor-Recorder determined that the valuation of the Project Site for purposes of determining the cancellation fee under Government Code Section 51203 is Three-Million Dollars (\$3,000,000.00). Without a partial fee waiver, the cancellation fee for cancelling the Williamson Act Contract would be Three-Hundred-Seventy-Five Thousand Dollars (\$375,000.00) (the “Full Cancellation Fee”). Without the relief permitted under Government Code Section 51283, this fee would ordinarily be required to be paid prior to recordation of the certificate of cancellation in the Official Records.

G. If certain findings are made, Government Code Section 51283 authorizes a city, subject to approval by the Secretary of the Natural Resources Agency (“Secretary”), to waive all or a portion of a cancellation fee and to grant an extension of time to pay all or a portion of a cancellation fee contingent on upon an future use and economic return on the land subject to a contract, but in no event may the extension be for a period of time that exceeds the unexpired period of the contract had it not been cancelled.

H. On January 22, 2019, the City Council adopted a resolution approving the tentative cancellation of the Williamson Act Contract (the “Tentative Cancellation”). The Tentative Cancellation includes the findings required to authorize the waiver of the cancellation fee and an extension of time to make such payment. The Tentative Cancellation authorizes a fifty-percent (50%) reduction in the cancellation fee for a total of One-Hundred-Eighty-Seven-Thousand-Five-Hundred Dollars (\$187,500.00) (the “Reduced Cancellation Fee”). The Tentative Cancellation also extends the time to pay the Reduced Cancellation Fee from the date the certificate of cancellation is recorded to the earlier of (i) the issuance of the eighty-fifth residential building permit for the Project; or October 13, 2027 (the “Payment Extension”).

I. City and Landowner now desire to set forth the terms and conditions related to the payment of the Reduced Cancellation Fee.

//

//

//

//

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the parties agree as follows:

AGREEMENT

SECTION 1.
EFFECTIVE DATE

This Agreement shall become effective on the date last written below ("Effective Date").

SECTION 2.
PROPERTY SUBJECT TO THIS AGREEMENT

All of the property described in Exhibit A shall be subject to this Agreement.

SECTION 3.
PAYMENT OF CANCELLATION FEE

- A.** If (i) the Secretary approves the Reduced Cancellation Fee and Payment Extension prior to the recording of the certificate of cancellation for the Williamson Act Contract; and (ii) the certificate of cancellation for the Williamson Act Contract is recorded in the Official Records, Landowner shall pay the Reduced Cancellation Fee prior to the earlier of (iii) the issuance of the eighty-fifth (85th) residential building permit for the Project; or (iv) October 13, 2027.
- B.** If the Secretary approves the Reduced Cancellation Fee but not the Payment Extension prior to the recording of certificate of cancellation for the Williamson Act Contract, Landowner shall pay the Reduced Cancellation Fee prior to the recording of the certificate of cancellation.
- C.** If (i) the Secretary approves the Payment Extension but not the Reduced Cancellation Fee prior to the recording of the certificate of cancellation for the Williamson Act Contract; and (ii) the certificate of cancellation for the Williamson Act Contract is recorded in the Official Records, Landowner shall pay the Full Cancellation Fee prior to the earlier of (iii) the issuance of the eighty-fifth (85th) residential building permit for the Project; or (iv) October 13, 2027.
- D.** If the Secretary does not approve either the Reduced Cancellation Fee or the Payment Extension prior to the recording of the certificate of cancellation, Landowner shall pay the Full Cancellation Fee prior to the recording of the certificate of cancellation.

SECTION 4.
REMEDIES

If the Secretary approves the Payment Extension prior to the recording of certificate of cancellation for the Williamson Act Contract but Landowner fails to pay the Full Cancellation Fee or Reduced Cancellation Fee, as applicable, in accordance with the deadlines set forth in Section 3 of this Agreement, in addition to all other remedies available to the City in law and equity, City shall have the right to: withhold all Project building permits, final inspections, and certificates of occupancy until the applicable fee is paid; and/or to impose a lien in favor of the City against the Project Site; upon payment of the applicable fee, City shall record a release of

lien.

SECTION 5.
COOPERATION

City and Landowner shall make reasonable efforts to cause the recording of the certificate of cancellation to be recorded in the Official Records consistent with the terms of this Agreement. Such efforts include, but are not limited to, providing the County evidence that the City and the Secretary have approved the recordation of the certificate of cancellation prior to the payment of the Full Cancellation Fee or Reduced Cancellation Fee, as applicable.

SECTION 6.
TERMINATION

At any time prior to the recordation of the certificate of cancellation of the Williamson Contract, Landowner may give City the written notice contemplated by Government Code Section 51283.4(c) that Landowner is unable to satisfy the conditions and contingencies set forth in the Tentative Cancellation. Within thirty (30) days after such notice, City shall execute and record a certificate of withdrawal of tentative approval of a cancellation of contract (the "Withdrawal Notice"). Upon recordation of the Withdrawal Notice or payment of the Full Cancellation Fee or Reduced Cancellation Fee (as applicable), this Agreement shall automatically terminate and be of no further force or effect and City and Landowner shall take all reasonable measures to remove this Agreement from title.

SECTION 7.
TRANSFERS AND ASSIGNMENTS

A. Right To Assign

Landowner shall have the right to sell, convey, transfer, or assign its rights to any portion of the Project Site. All of its rights, duties and obligations under this Agreement with respect to the portion of the Project Site so sold, conveyed, transferred or assigned shall pass to the party acquiring fee simple title to such portion of the Project Site so transferred for the development thereof. "Landowner" shall mean the entities so identified herein and such successors thereto as may be identified as being entitled to such designation in a notice of transfer provided for in Subsection 7.B, below. Reference to successors from time to time herein shall not imply that the word "Landowner" does not include such designated successors in other instances.

B. Release Upon Transfer

Upon sale, conveyance, transfer or assignment, in whole or in part, of Landowner's right and interest to all or any portion of the Project Site (hereinafter collectively referred to as "transfer"), Landowner shall be released from its obligations hereunder with respect to the portion so transferred provided: (i) Landowner (or transferee) was not in default of this Agreement at the time of transfer, (ii) Landowner provided to City prior written notice of such transfer, and (iii) with respect to the transfer of any lot that has not been fully improved, the transferee executes and delivers to City a written assumption agreement in which: (i) the name and address of the transferee is set forth, and (ii) the transferee expressly assumes the obligations of Landowner

under this Agreement as to the portion of the Project Site transferred. Failure to deliver a written assumption agreement hereunder shall not negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement. Nothing herein contained shall be deemed to grant to City discretion to approve or deny any such transfer.

C. No Third Parties Benefited

No third party who is not a successor or permitted assign of a party hereto or who has not become a party by a duly-adopted amendment hereof may claim the benefits of any provision hereof.

D. Covenants Run With The Land

All of the terms, provisions, covenants, conditions, rights, powers, duties and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons or entities acquiring the Project Site or any portion thereof or interest therein, whether by sale, operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors and assigns. All other provisions of this Agreement shall be enforceable during the Term hereof as equitable servitudes and constitute covenants running with the land pursuant to applicable law.

SECTION 8.
GENERAL PROVISIONS

A. Incorporation Of Recitals

The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are incorporated herein as though set forth in full.

B. Prior Agreements and Amendments

This Agreement, including all Exhibits attached hereto, represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may only be modified by a written amendment duly executed by the parties to this Agreement.

C. Notices

All notices and other communications required or permitted to be given under this Agreement shall be in writing and shall be personally served or mailed, postage prepaid and addressed to the respective parties as follows:

If to City:	Director of Community Development City of Vacaville 650 Merchant Street Vacaville, California 95688
-------------	--

With a copy to: City Attorney
City of Vacaville
650 Merchant Street
Vacaville, California 95688

If to Landowner: The Mary E. Eldredge Trust u/d/t/ dated April 26, 1994
Attn: Mary Eldredge
PO Box 5878
Vacaville, CA 95696

with copy to:

AJCD WVP Vacaville, LLC
Anthony Craig
280 2nd Street, Suite 23038 Miller Avenue #282
Los Altos, CA 94022

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit in the mail.

D. No Joint Venture Or Partnership

Nothing contained in this Agreement shall be construed as creating any joint venture or partnership between City and Landowner.

F. Waiver

Landowner agrees that waiver by City of any breach or violation of any term or condition of this Agreement shall not be deemed to be a waiver of any other term or condition contained herein or a waiver of any subsequent breach or violation of the same or any other term or condition.

G. Governing Law

Landowner and City agree that the law governing this Agreement shall be that of the State of California.

H. Venue

In the event that suit shall be brought by either party to this Agreement, the parties agree that venue shall be exclusively vested in the state courts of the County of Solano or, where otherwise appropriate, exclusively in the United States District Court, Eastern District of California, Sacramento, California.

I. Attorney Fees

Each party shall bear its own attorney fees and other costs in connection with any action or proceeding brought to enforce this Agreement. The prevailing party in such action or proceeding shall not be entitled to recover its attorney fees and other costs from the other party.

J. Severability

If any provision of this Agreement is held to be invalid, void or unenforceable by a court of law but the remainder of this Agreement can be enforced without failure of material consideration to any party, then this Agreement shall remain in full force and effect, unless amended or modified in writing by mutual consent of the parties.

K. Interpretation

Each party has reviewed this Agreement and any question of doubtful interpretation shall not be resolved by any rule or interpretation providing for interpretation against the drafting party. This Agreement shall be construed as if both parties drafted it. The captions and headings contained herein are for convenience only and shall not affect the meaning or interpretation of this Agreement.

L. Counterpart Execution

This Agreement may be executed in any number of counterparts and shall be deemed duly executed when each of the parties has executed such a counterpart.

M. Time

Time is of the essence of each and every provision hereof.

N. Signatory's Warranty

Each party warrants to each other party that he or she is fully authorized and competent to enter into this Agreement in the capacity indicated by his or her signature and agrees to be bound by this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day last written below.

[Signatures on Following Page]


"CITY"

CITY OF VACAVILLE,
a municipal corporation

Approved as to form:



Ron Rowlett, Mayor

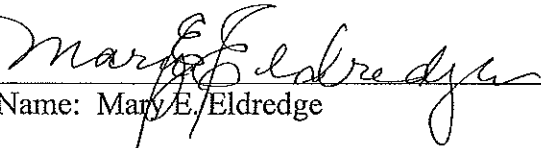


Melinda Stewart, City Attorney

Date: 3/7/19

"LANDOWNER"

MARY ESTHER ELDREDGE, TRUSTEE OF
THE MARY E. ELDREDGE TRUST U/D/T
DATED APRIL 26, 1994



Name: Mary E. Eldredge

Title: Trustee

Date: March 7, 2019

MARY E. ELDREDGE, TRUSTEE OF THE
MARY E. ELDREDGE CHARITABLE
REMAINDER TRUST



Name: Mary E. Eldredge

Title: Trustee

Date: March 7, 2019

[ADD NOTARY CERTIFICATES]

EXHIBIT A**Legal Description of Project Site**

Order No.: P-225265
Update (Version 2)

Exhibit "A"
Legal Description

The land described herein is situated in the State of California, County of Solano, unincorporated area, described as follows:

Lot 21, is the same as shown on that certain map entitled: "Map of a portion of the Pierce Estate, near Vacaville, Solano County, California, surveyed October 1882, M.G King, C.E" filed in the Office of the County Recorder of Solano County, California, in Book 1 of Maps, Page 23.

Excepting therefrom:

All that real property situate in the City of Vacaville, County of Solano, State of California, lying within the projected Section 18, T6N, R1W, M.D.B. & M., and being described as follows:

Beginning at the Southeast corner of Lot 21 as the same is shown on that certain map entitled: " Map of Portion of The Pierce Estate, near Vacaville, Solano County, California", filed in Book 1 of Maps, at Page 23, Solano County Records; thence Northerly from said Point of beginning along the East line of the aforementioned Lot 21 degrees, N 00° 32' 13" E, 168.83 feet; thence leaving said East line along a curve concave to the Southeast from a tangent bearing S 63° 08' 54" W, having a radius of 55 feet, through a central angle of 79° 55' 46" for an arc length of 76.73 feet to a point of reverse curvature; thence from said point along a curve concave to the West having a radius of 50 feet through a central angle of 17° 45' 10" for an arc length of 15.49 feet; thence S 00° 58' 18" W, 88.36 feet; thence S 89° 12' 12" E, 25.61 feet to the point of beginning.

APN: 0125-040-110

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Solano) ss:

On 3-7, 2019 before me, D. Tingley notary public.
Notary Public (insert name and title of the officer),

personally appeared Mary E Eldredge, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



[Seal]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

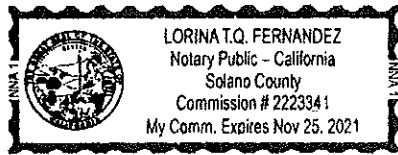
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Solano }

On March 7, 2019 before me, Lorina T.Q. Fernandez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Ron Rowlett
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Williamson Act Cancellation Fee Agreement Regarding the Real Property Commonly Referred to as the Farmstead

Document Date: March 7, 2019 Number of Pages: 7 (including this page)

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ron Rowlett
Capacity options: Corporate Officer, Partner, Individual, Trustee, Other: Mayor
Signer is Representing: City of Vacaville

RESOLUTION NO. 2018-139

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING THE VESTING TENTATIVE MAP, PLANNED DEVELOPMENT, CONDITIONAL USE PERMIT FOR DETACHED SINGLE-FAMILY DEVELOPMENT, AND PARK DESIGN REVIEW FOR THE FARMSTEAD AT NORTH ORCHARD PROJECT AREA
(APN 0125-040-110)**

WHEREAS, the City of Vacaville has received applications to reaffirm the 2015 Vacaville General Plan Environment Impact Report (EIR), to approve an annexation, cancellation of Williamson Act Contract, Zone Change, Vesting Tentative Map, a Planned Development with Conditional Use Permit, and Design Review for a Park Master Plan, for the Farmstead at North Orchard project - a 130-lot detached single family development with a neighborhood park and public trails on 20.57 acres at 369 N. Orchard Avenue. The project area is described as:

South of Fruitvale Road and East of North Orchard Avenue
(APN's: 0125-040-110); and

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on October 16, 2018, regarding said proposed reaffirmation for the Farmstead at North Orchard Project, and voted (4-2-1 abstain) to recommend that the City Council deny said actions; and

WHEREAS, the public hearing before the Planning Commission was duly noticed in accordance with applicable state law and the Vacaville Land Use and Development Code requirements; and

WHEREAS, the Planning Commission received testimony from City Staff, the applicant, and all interested parties that desired to be heard regarding the proposed project; and

WHEREAS, the City Council held a duly-noticed public hearing on November 13, 2018, to consider the recommendation of the Planning Commission; and

WHEREAS, the public hearing before the City Council was duly noticed in accordance with applicable state law and the Vacaville Land Use and Development Code requirements; and

WHEREAS, the City Council received testimony from City Staff, the applicant, and all interested parties that desired to be heard regarding the proposed project; and

WHEREAS, the City Council has reviewed and considered the proposed Farmstead at North Orchard Vesting Tentative Map, attached hereto as Attachment A, and based on the evidence contained in the written record and the testimony given at the public hearing, finds:

1. That the design of the proposed tentative subdivision map is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: The project is designed consistent with the General Plan, proposed zoning, and Development Code.

2. That the site is physically suitable for the type and density of development;

Finding: The Tentative Subdivision Map has been designed to meet the development standards adopted by the City of Vacaville for subdivision improvements including extensive review and design of features unique to the project. The site is predominantly level. The map has been designed to conform to the existing topography and utilize the existing resources of the trees. The proposed type and density of development suitable for the site and compatible with the existing development.

3. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;

Finding: The project is subject to the mitigation measures and polices incorporated into General Plan and FEIR. The project has incorporated required measures established by the Energy & Conservation Action Strategy designed to reduce the project's contribution to GHG emissions. Additionally, the site is an infill site. Because of this the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

4. That the design of the subdivision or the types of improvements would not be detrimental to the public health, safety or welfare of the community;

Finding: The subdivision and improvements are consistent with Vacaville General Plan, Municipal Code and City standards. The plan and subdivision promote public health, safety and welfare of the community by extending existing pedestrian connections and create new ones to promote safer walking and biking between existing homes, parks, and schools along currently well-travelled routes.

5. That the design or the type of improvements of the proposed subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the boundary of the proposed subdivision;

Finding: The subdivision design accommodates all types of access needs for the public and for service agencies through the design and location of streets, trails, and land use limitations. No general public acquired easements have been identified that conflict with the tentative subdivision map.

6. That dedications and improvements associated with the proposed subdivision are consistent with the General Plan, Zoning Ordinance, and the Development Code;

Finding: The dedications and improvements proposed in the Map or identified in conditions of approval have been reviewed by affected agencies and designed in conformance with the City's development standards.

7. That the Tentative Subdivision Map includes provisions which ensure that adequate public facilities, including water, sewer, parks, schools, and other facilities are or will be made available as a condition of approval to serve the proposed subdivision, without adversely affecting the existing public facilities serving the surrounding neighborhoods, and;

Finding: The Tentative Subdivision Map is designed in compliance with all public facilities needs and is consistent with the requirements of the General Plan and Municipal Code and subject to conditions of approval.

8. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan.

Finding: The subdivision design has been designed or conditioned to meet the City's design requirements. The project is subject to the transportation mitigation measures identified in the environmental analysis.

WHEREAS, the City Council has reviewed the request for the Farmstead at North Orchard Planned Development and finds:

1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: The proposed Planned Development request is for an infill project site which has been designed for medium-density residential and park land uses. As proposed and conditioned, the project complies with the goals and policies of General Plan, the Residential Design Guidelines for New Single-family Development, and the applicable chapters of the Land Use and Development Code. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability.

2. That the proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare;

Finding: The proposed project will be constructed in full compliance with all applicable Fire and Building Code standards, and infrastructure improvements will comply with City standards. In addition, surrounding infrastructure can accommodate the proposed development. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability. As proposed and conditioned, the project is not expected to be detrimental to the public health, safety or welfare of the community.

3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;

Finding: The project will create single family dwellings on small lots with property setbacks that provide separation between homes and allow for private open space. The development will construct a new public neighborhood park. The proposed infill development provides a variety of housing in the existing neighborhood while remain compatible.

4. That the standards of density, site area and dimensions, site coverage, yard area, setbacks, height of structures, distances between structures, off-street parking, off-street loading facilities, and landscaping are generally compatible with surrounding neighborhoods;

Finding: The proposed planned development is at the lower end of the density range of the proposed RM zoning. RM does not have defined setback requirements for detached single-family homes with standard driveways and garages. However, the project proposes setbacks that are consistent with standard detached single-family lots because they have defined front, side, and rear setbacks. Lot coverage is consistent with other City standards, with potential exceptions for homes that are constructed to include accessory dwelling units on the ground floor. Residential landscaping will be consistent with City standards but will also incorporate a large number of the existing trees. As proposed and conditioned, the project will be compatible with surrounding neighborhoods.

5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;

Finding: The project site is an infill site that is completely surrounded with existing infrastructure and utilities that are sufficient to include the new development. The project is consistent with the General Plan FEIR, therefore no new impacts are anticipated. As proposed, the project will be served by existing public facilities and utilities.

6. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;

Finding: The project's Initial Study shows that it is consistent with the General Plan FEIR. The traffic analysis done for the project shows that the anticipated traffic added to the existing conditions does not impact the levels of service. Further, the creation of new pedestrian/bike paths increases the ability for safe alternative transportations and increases the City's inventory of pedestrian paths. Therefore, the project is consistent with the Transportation Element of the General Plan.

7. That the potential impacts to the City's inventory of residential lands has been considered.

Finding: The project is an infill project that has been identified as such in the General Plan for more than twenty years. The City encourages infill because it completes a neighborhood development and often provides a variation in residential type because of the nature of the sites. The proposal will serve to add to the residential lands inventory and add to the variety of housing types on the neighborhood as well as construct a new park to serve the residents.

WHEREAS, the City Council has reviewed the request for the Farmstead at North Orchard Conditional Use for detached single-family development and finds:

1. That the proposed use and location are consistent with the goals, objectives, and policies of the General Plan and of the Development Code;

Finding: The request is for an infill project site which has been designed for medium-density residential and park land uses. As proposed and conditioned, the project

complies with the goals and policies of General Plan, the Residential Design Guidelines for New Single-family Development, and the applicable chapters of the Land Use and Development Code. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability. The residential project provides a different yet compatible type of housing to the subdivision, and through the Planned Development, is consistent with revised goals, objectives, and policies of the General Plan and of the Development Code.

2. That the subject site is suitable for the type and intensity of use or development proposed, and the location, size, design, and operating characteristics of the proposed use are compatible with adjacent uses or with adjacent natural resources;

Finding: The proposed infill development provides a variety of housing in the existing neighborhood while remain compatible. The small size of the site provides for the opportunity to construct single-family detached units on small lots. The project is consistent with the density range of the proposed General Plan land use designation (8.1 – 14.0 du/ac) and the proposed zoning (8.1 – 14.0 du/ac), with the site density being 8.5 du/ac.

3. That the proposed use and any exception or waiver to development or performance standards shall not result in conditions that would be detrimental to the public health, safety, or welfare of the community;

Finding: The proposed project will be constructed in full compliance with all applicable Fire and Building Code standards, and infrastructure improvements will comply with City standards. In addition, surrounding infrastructure can accommodate the proposed development. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability. As proposed and conditioned, the project is not expected to be detrimental to the public health, safety or welfare of the community.

4. That adequate public facilities and services are available to serve the site or will be made available concurrent with the proposed development;

Finding: The project site is an infill site that is completely surrounded with existing infrastructure and utilities that are sufficient to include the new development. The project is consistent with the General Plan FEIR, therefore no new impacts are anticipated. As proposed, the project will be served by existing public facilities and utilities.

5. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;

Finding: The project's Initial Study shows that it is consistent with the General Plan FEIR. The traffic analysis done for the project shows that the anticipated traffic added to the existing conditions does not impacts the levels of service. Further, the creation of new pedestrian/bike paths increases the ability for safe alternative transportations and increases the City's inventory of pedestrian paths. Therefore, the project is consistent with the Transportation Element of the General Plan.

6. That the potential impacts to the City's inventory of residential lands have been considered.

Finding: The project is an infill project that has been identified as such in the General Plan for more than twenty years. The City encourages infill because it completes a neighborhood development and often provides a variation in residential type because of the nature of the sites. The proposal will serve to add to the residential lands inventory and add to the variety of housing types on the neighborhood as well as construct a new park to serve the residents.

WHEREAS, The City Council has reviewed the Farmstead at North Orchard Park Design Review and finds:

1. That the project is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: See Planned Development Finding No. 1.

2. That the proposed project is consistent with the standards and regulations of the applicable zoning district, and is consistent with any other approvals for the site;

Finding: See Planned Development Findings No. 2 and 4.

3. That the subject site is suitable for the type and intensity of use or development proposed, and that the design, size, and other physical characteristics of the proposed use are compatible with adjacent uses, or with adjacent natural resources;

Finding: See Planned Development Findings No. 3, 4, 5, 6, and 7.

4. That the proposed uses will not be detrimental to the public health, safety, or welfare of the community;

Finding: See Planned Development Finding No. 2.

5. That adequate public facilities and services are available to serve the site or will be made available concurrent with the proposed development;

Finding: See Planned Development Finding No. 5.

6. That projected traffic levels and levels of service are, or as result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;

Finding: See Planned Development Finding No. 6.

7. That the project is consistent with any design guidelines adopted pursuant to Section 14.01.003.020(C) of Division 14.01, Administration, of this Title, for the type of use or structure proposed.

Finding: See Planned Development Finding No. 4.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Vacaville does hereby approve the Farmstead at North Orchard Vesting Tentative Map, Planned Development, Conditional Use Permit for detached single-family development, and Park Design Review subject to the conditions of approval attached in Exhibit B.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of November, 2018, by the following vote:

AYES: Council Members Hunt, Rowlett, Vice Mayor Mashburn and Mayor Augustine

NOES: Council Member Harris

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

List of Exhibits:

Exhibit A – Farmstead at North Orchard Vesting Tentative Map

Exhibit B – Farmstead at North Orchard Conditions of Approval



SOLANO IRRIGATION DISTRICT

DATE: October 16, 2018

AGENDA ITEM NO. 5.6

TITLE: Reorganization of Territory, The Farmstead development and 10 Unincorporated parcels, totaling 27.71 acres

SUBJECT: Adopt Resolution No. 18-40 Application by Solano Irrigation District Requesting the Solano Local Agency Formation Commission (LAFCO) to Initiate Proceedings for the Reorganization of Territory for the detachment of The Farmstead development and 10 Unincorporated parcels, totaling 27.71 acres, Vacaville.

EXECUTIVE SUMMARY:

The Reorganization of Territory is the first step in the process to either annex property to or detach property from the District and is a requirement of LAFCO.

Staff recommends the Board approve the Reorganization of Territory for the detachment of The Farmstead development proposed for residential subdivision and 10 Unincorporated parcels, totaling 27.71 acres, Vacaville.

BACKGROUND:

The Farmstead development is located south of Fruitvale Avenue, east of North Orchard Avenue and the 10 Unincorporated parcels are located north of Fruitvale Avenue and east of North Orchard Avenue, Vacaville. The proposed detachment involves The Farmstead development, APN 0125-040-110, 20.55± acres which will be subdivided into residential subdivision. The 10 Unincorporated parcels, APN's 0124-143-020, -030, -040, -050, -080, -090, -100, -110, -240 and -250, total 7.16± acres. These parcels are larger lots that have not been annexed to the City of Vacaville and within the District boundary, with 3 of the 10 parcels using District water for landscape irrigation use only. The Farmstead development and the 10 Unincorporated parcels are required by LAFCO to annex to the City of Vacaville and detach from the District as they are an island within the city.

The developer will prepare an EIR for the development and detachment that will be approved by the City of Vacaville, which will comply with the requirements of the California Environmental Quality Act (CEQA). No further action by the District will be required under CEQA. Staff will return at a future meeting to discuss quitclaiming easements and deed the existing Eldridge Drain (for which SID has been litigated against for flooding) to the City as part of future approval of the project. This reorganization of territory action is needed now to ensure the detachment coincides with the proposed annexation to the City early next year.

RECOMMENDATION:

Staff recommends and requests that the Board adopt Resolution No. 18-40, requesting the Solano LAFCO to initiate proceedings for the detachment of The Farmstead and the 10 Unincorporated parcels, totaling 27.71± acres.

FINANCIAL IMPACT:

The following are the Estimated Detachment Fees for this detachment:

Detachment Fee	\$ 2,048.37
Maintenance Detachment Fee	19,982.82
SID Engineering and Processing Fee	4,578.25 *
Total Estimated Detachment Fees	\$ 26,609.44 *

Agency Fees to be paid directly to LAFCO: **

LAFCO Filing Fee	\$ 5,000.00
BOE Filing Fee	1,200.00
County of Solano (NOE)	50.00
Solano County Mapping Fee	1,397.00
Fees to be paid to LAFCO:	\$ 7,647.00

Total Estimated Detachment Fees (paid to SID) \$ 26,609.44 *

* *SID Engineering and Processing Fees are estimated, owner to pay actual charges.*

** *Agency Fees paid directly to LAFCO since the detachment from the District will be concurrent with the annexation to the City of Vacaville*

The developer has paid the Estimated SID Engineering and Processing Fee of \$4,578.25 with the balance of \$22,031.19 being due prior to submittal of the detachment package to LAFCO. All costs will be paid by the developer, and there will be no cost to the District.

ATTACHMENTS:


1. Location Map
2. Resolution No. 18-40

STAFF RESPONSIBLE FOR REPORT:



Frank Weber, Real Property Administrator

Date: September 21, 2018



Paul Fuchslin, Director of Engineering

Date: October 10, 2018



Cary Keaten, General Manager

Date: October 11, 2018

The Farmstead development and 10 Unincorporated parcels

Detachment from Solano Irrigation District concurrent with annexation to the City of Vacaville

Agenda Item 5.6
Attachment 1



Legend



North Orchard Avenue

10 Unincorporated
Parcels (7.16 acres)

The Farmstead development
proposed residential subdivision
(APN 0125-040-110, 20.55 acres)

Fruitvale Road

Eldridge Drain

SID Boundary (typical)

Willis Jepson
Junior High School

Hemlock School

Google Earth



DIRECTORS

JOHN D. KLUGE
PRESIDENT - DIV #1

LANCE A. PORTER
VICE PRESIDENT - DIV #2

MICHAEL J. BARRETT
DIV#3

GUIDO E. COLLA
DIV #4

MIKE J. GERMAN
DIV #5



**Attachment I
OFFICERS**

CARY KEATEN
GENERAL MANAGER

JAMES S. DANIELS, P.E.
DISTRICT ENGINEER

MINASIAN, SPRUANCE,
MEITH, SOARES & SEXTON
ATTORNEYS

March 26, 2019

Rich Seithel
Solano LAFCO
675 Texas Street, Suite 6700
Fairfield, CA 94533

***Conditions of Approval for Farmstead Subdivision
Detachment from Solano Irrigation District
Detachment No. 2018-310***

Dear Rich,

With the development of APN 0125-040-110 (Eldredge property) into subdivision, the District will require the following:

- 1. The developer will be required to detach from the District, in addition to the Eldredge property, the 10 unincorporated parcels located north of Fruitvale Avenue, east of North Orchard Avenue, south of Crestview Estates Unit 7 and west of The Timbers subdivisions. The APN's are as follows:

0125-040-110	20.55 acres	-	Eldredge
0124-143-020	1.46 acres	-	Charter
0124-143-030	0.74 acres	-	Hawley
0124-143-040	0.73 acres	-	Gallagher
0124-143-050	1.18 acres	-	Walker
0124-143-080	0.48 acres	-	Hansen
0124-143-090	0.25 acres	-	Berean
0124-143-100	0.25 acres	-	Pasch
0124-142-110	1.04 acres	-	Pyle
0124-143-240	0.55 acres	-	Dixon
<u>0124-143-250</u>	<u>0.48 acres</u>	-	<u>Voshall</u>
11 parcels	27.71 ± acres	-	Net
+ streets	29.95 ± acres	-	Gross

- 2. On September 17, 2018, the developer signed work order #18-2769 for the detachment fees as follows:

Part 1: Detachment Fee:	\$	2,048.37
Part 2: Maintenance Detachment Fee:		19,982.82
<u>Part 3: Estimated SID Engineering and Processing Fee</u>		<u>4,578.25</u>
<u>Total Estimated Cost of Detachment Fees:</u>	\$	<u>26,609.44</u>

Additional estimated Agency Fees are to be paid directly to LAFCO:

LAFCO Filing Fee	\$ 5,000.00
State Board of Equalization (BOE)	1,200.00
County of Solano (NOE)	50.00
Solano County Mapping Fee	1,342.00

On September 18, 2018, the developer paid \$4,578.25 (Estimated SID Engineering and Processing Fee) and March 14, 2019 paid \$24,031.19 (Detachment Fee, Maintenance Detachment Fee and an additional \$2,000 SID Engineering and Processing Fee) totaling \$28,609.44. The developer will pay the estimated Agency Fees (LAFCO, BOE, NOE and Mapping) directly to LAFCO.

3. Upon annexation to the City of Vacaville and detachment from the District and prior to any maps being approved and/or recorded, the developer will be required to purchase the District's Uhl Lateral 2 easement that lies along the easterly 10 feet and northerly 20 feet located on the Eldredge property (see attached map), as calculated by the District.
4. Upon annexation to the City of Vacaville and detachment from the District and prior to any maps being approved and/or recorded, the District will require the City of Vacaville to take over ownership and maintenance of the Eldredge Drain, located along the westerly portion of the lots in Burton Ranch Subdivision that back up to the Eldredge property (see attached map). The District will quitclaim the 35 foot-wide strip of land (Eldredge Drain) and 10 foot-wide strip of land (Uhl Lateral 2 fee title) at no cost to the City of Vacaville.
5. The developer will be required to sign a Protection of Facilities Agreement for the District's Uhl Lateral which lies along the southerly portion of the subject property.

If you have any questions, please feel free to contact me at (707) 455-4032 or via e-mail at: fweber@sidwater.org.

Sincerely,



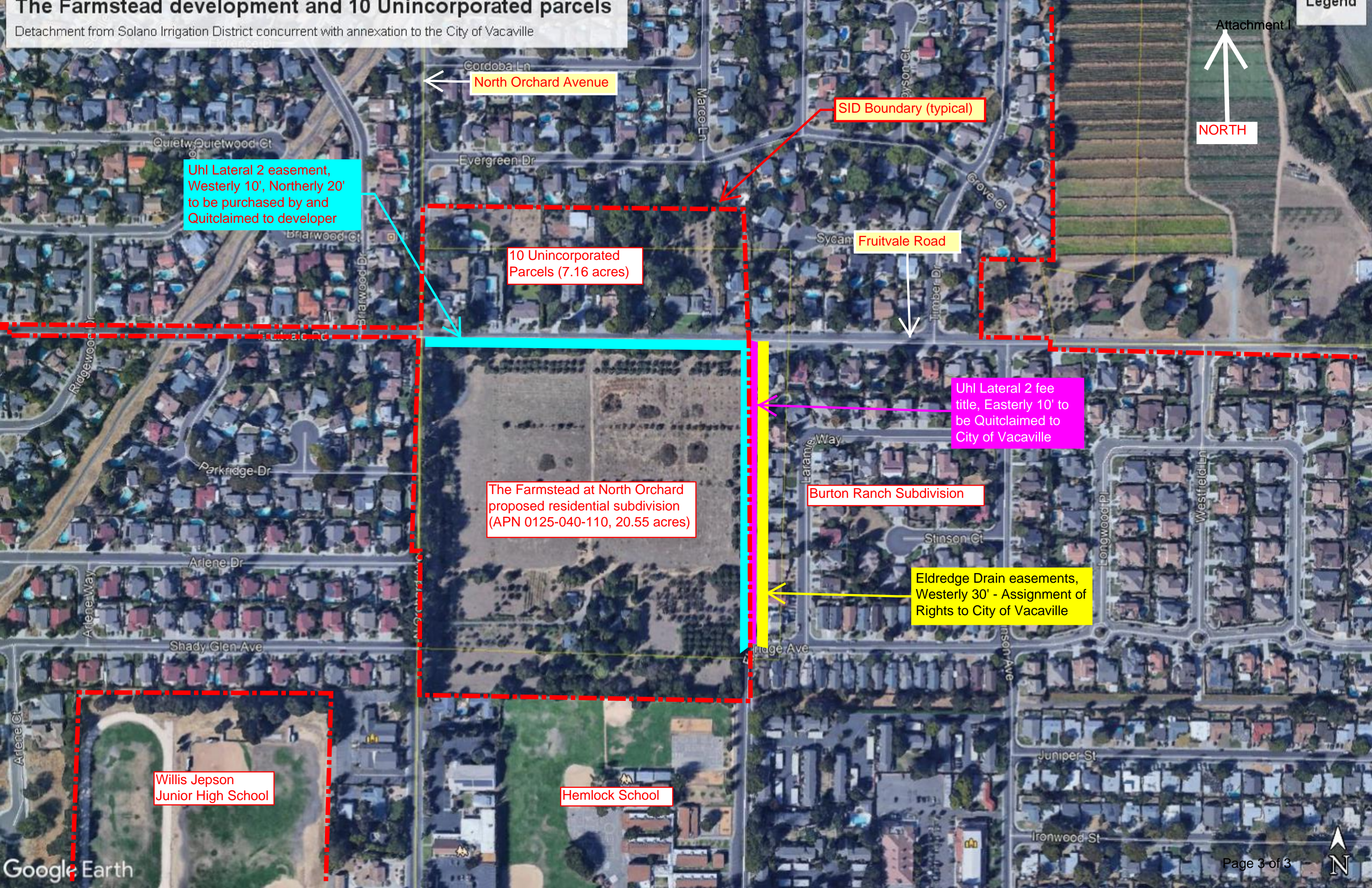
Frank Weber
Real Property Administrator

Attachment:

- Location map

The Farmstead development and 10 Unincorporated parcels

Detachment from Solano Irrigation District concurrent with annexation to the City of Vacaville



North Orchard Avenue

SID Boundary (typical)

NORTH

Uhl Lateral 2 easement,
Westerly 10', Northerly 20'
to be purchased by and
Quitclaimed to developer

10 Unincorporated
Parcels (7.16 acres)

Fruitvale Road

Uhl Lateral 2 fee
title, Easterly 10' to
be Quitclaimed to
City of Vacaville

The Farmstead at North Orchard
proposed residential subdivision
(APN 0125-040-110, 20.55 acres)

Burton Ranch Subdivision

Eldredge Drain easements,
Westerly 30' - Assignment of
Rights to City of Vacaville

Willis Jepson
Junior High School

Hemlock School



From: [Paul Fuchslin](#)
To: [Rich Seithel](#); [Michelle McIntyre](#)
Cc: [Paul Fuchslin](#)
Subject: Farmstead/Frutivale detachments
Date: Thursday, April 04, 2019 10:10:41 AM

Rich – Michelle:

To bridge the gap between detachment and alteranate source of raw water for the parcels north of the farmstead development, the District can enter into an Out of District water service contract. This contract would be for the calendar year only. The SID standby and Assessment would be collected as if they were within the District boundary. They would also be required to pay whatever the going water rate is per acre-foot. If for some reason the development stalls, we could revisit the contract again the following year and re-evaluate it. The Contract would also need to be approved by our Board, but this seems to be a reasonable bridge, at least for the first year. We also would have surplus water available this year for an Out of District Water Contract.

If you have any questions, please let me know.

Thanks,

-Paul

Paul Fuchslin, P.E.
Director of Engineering
Solano Irrigation District
707.455.4020

AJ CRAIG DEVELOPMENT

38 Miller Avenue, #282, Mill Valley, CA 94941
AJCraigDev.com | (925) 819-1346 | BRE 01898426

March 6, 2019

Anthony J. Craig
AJCD WVP Vacaville, LLC
280 2nd Street, Suite 230
Los Altos, CA 94022

Chief Wood
Vacaville Fire Protection District
Station 64 (Admin)
420 Vine Street
Vacaville, CA 95688

**Subject: Fire Mitigation Fee for Detachment of the Eldredge Property from
the Vacaville Fire Protection District**

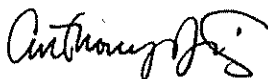
Chief Wood:

Thank you for discussing the terms by which the undersigned entity would satisfy the fire mitigation fee relative to the detachment of the Eldredge property from the Vacaville Fire Protection District. To summarize our discussion, you agree to both the amount and the payment terms. They are as follows:

- Financial Mitigation calculated as: 25 years times \$151.28 (the current contribution of the Eldredge parcel—see attached tax exchange documentation for this parcel provided by the County of Solano) equals \$3,782.00.
- Payment term: one-time payment of \$3,782.00 paid at successful finalization of annexation by Solano LAFCO from Solano County into the City of Vacaville.

This tax exchange amount is supported by the attached Solano County documentation. If you agree with these terms, please sign on the space provided below. Please contact me at (925) 819-1346 if you have any revisions that you would like to discuss.

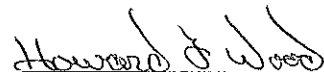
Sincerely,



Anthony J. Craig

Manager, AJCD WVP Vacaville, LLC

I accept the terms:



Chief Woods

PHYLLIS S. TAYNTON, CPA
Auditor-Controller

SHEILA O TURGO
Assistant Auditor-Controller

OFFICE OF THE AUDITOR-CONTROLLER



SOLANO
COUNTY

675 Texas Street, Suite 2800
Fairfield, CA 94533-6338
(707) 784-6280
Fax (707) 784-3420

www.solanocounty.com

SENT VIA EMAIL: chiefwood@vfpd.net (Fund 133)

January 15, 2019

Howard Wood
Vacaville Fire
420 Vine Street
Vacaville, CA 95688

Re: Proposed Farmstead Annexation to the City of Vacaville (2019-01)

The Local Agency Formation Commission, in accordance with Revenue and Taxation Code section 99, has notified the Auditor-Controller's Office that an annexation application has been filed that involves annexation of territory within the boundaries of your district to the City of Vacaville.

Revenue and Taxation Code section 99.01 provides for a negotiation of property tax exchange between your district and City of Vacaville. In accordance with Revenue and Taxation Code section 99(b)(3), the attached schedule provides information regarding increment tax allocations to your district in the Tax Rate Area(s) proposed for annexation.

If you have any questions, please contact Rosemary Bettencourt at (707) 784-6413.

Sincerely,

A handwritten signature in black ink, appearing to read "Phyllis Taynton".

Phyllis Taynton, CPA *peb*
Auditor-Controller

Cc: Rich Seithel, LAFCO
Michelle McIntyre, LAFCO

Handwritten initials
Handwritten initials, possibly "peb" or "peb" with a flourish.

EXCHANGE AMOUNTS

2019-01 Farmstead Annexation to the City of Vacaville

APNs 0138-010-010, 0138-010-020, 0138-010-030 & 0138-010-050

Fund No.	Fund Name	Exchange Amount	FY 18/19 Revenues	Add To	Subtract From
080	City of Vacaville			\$ 148.95	
001	General Fund				\$ (58.95)
133	Vacaville Fire				\$ 151.28
046	Solano County Lighting Svc Area				\$ -
108	Special Road				\$ 30.42
102	Solano Irrigation Dist				\$ 26.20
Total				\$ 148.95	\$ 148.95

Handwritten initials/signature

Statement of TRA Assignment

2019-01 - Farmstead Annexation to City of Vacaville

Fund	Existing TRA	Add/Deduct	Proposed	Comments
	<u>091020</u>		Assigned TRA	
			<u>6190</u>	
1427	0.000000		0.000000	0.000000 <i>Variance is the difference between City rate per master agreement and the sum of SID, Vaca</i>
0001	0.370040	0.059125	0.429165	-0.059125 <i>Elmira Fire & Special Road</i>
0006	0.009532		0.009532	0.000000
0007	0.006934		0.006934	0.000000
0010	0.001406		0.001406	0.000000
0016	0.002391		0.002391	0.000000
0025	0.002410		0.002410	0.000000
0027	0.018040		0.018040	0.000000
0030	0.010444		0.010444	0.000000
0046	0.000000	0.000000		0.000000 <i>Detach</i>
0049	0.003564		0.003564	0.000000
0059	0.000000		0.000000	0.000000
0080		0.149400	0.149400	-0.149400 <i>Master agreement = .1494</i>
0102	0.026283	-0.026283		0.026283 <i>Detach</i>
0108	0.030510	-0.030510		0.030510 <i>Detach</i>
0133	0.151732	-0.151732		0.151732 <i>Detach</i>
0181	0.007837		0.007837	0.000000
0300	0.000000		0.000000	0.000000
0317	0.000000		0.000000	0.000000
0318	0.000000		0.000000	0.000000
0427	0.030279		0.030279	0.000000
0433	0.000000		0.000000	0.000000
0436	0.000000		0.000000	0.000000
0452	0.000000		0.000000	0.000000
0455	0.000000		0.000000	0.000000
0464	0.000000		0.000000	0.000000
0465	0.000000		0.000000	0.000000
0470	0.000000		0.000000	0.000000
0471	0.000000		0.000000	0.000000
0476	0.000000		0.000000	0.000000
0477	0.000000		0.000000	0.000000
0484	0.000000		0.000000	0.000000
0485	0.000000		0.000000	0.000000
0486	0.000000		0.000000	0.000000
0487	0.000000		0.000000	0.000000
0488	0.000000		0.000000	0.000000
0491	0.000000		0.000000	0.000000
0492	0.000000		0.000000	0.000000
0493	0.000000		0.000000	0.000000
0497	0.000000		0.000000	0.000000
0498	0.000000		0.000000	0.000000
0500	0.012111		0.012111	0.000000
0503	0.002562		0.002562	0.000000
0512	0.000000		0.000000	0.000000
0527	0.032578		0.032578	0.000000
0608	0.276118		0.276118	0.000000
0998	0.001285		0.001285	0.000000
0999	0.003944		0.003944	0.000000
	<u>1.000000</u>	<u>0.000000</u>	<u>1.000000</u>	<u>0.000000</u>

PAMELA C. JACKSON, INC.
Attorneys-at-Law
jackson@pcjlawinc.com

409 Boyd Street
Vacaville, California 95688

Telephone: 707.446.2333
Facsimile: 707.446.2393

April 8, 2019

To: Solano Local Agency Formation Committee ("LAFCO")

From: Kevin and Laura Gallagher
337 Fruitvale Road
Vacaville, CA 95688

Re: Opposition to Farmstead Annexation (And related Fruitvale Road Annexation)

INTRODUCTION

The city of Vacaville has proposed the annexation of two related projects: The Farmstead Development Project (the "Farmstead Annexation") consisting of 20.55 acres subject to the Williamson Act (the California Land Conservation Act of 1965)¹ and the Fruitvale Road Annexation (Resolution No. 2019-066) of adjoining parcels consisting of 10 improved lots ranging in size from 1/4 to 1.5 acres, approximately.

While the Farmstead Annexation is the only project before you today, the staff at the city of Vacaville have made clear to the residents in the Fruitvale Road Annexation that the two annexations are related. Further, in a letter from Rich Seithel, Executive Officer of the Solano LAFCO to the City of Vacaville dated December 20, 2018, it was stated that it would be recommended to LAFCO that the annexation of the Farmstead property should be conditioned on the annexation of the Fruitvale Road properties. It is unclear why the two projects are not before you at the same time, however, they are related and this body should consider both together. For this reason, alone, the approval of the annexation of the Farmstead project should be delayed until a full hearing may be held as to both proposed annexations.

¹ According to the Staff Report directed to the City County for City of Vacaville dated January 22, 2019, the Williamson Act Contract does not expire until 2027.

COPY

LAFCO
April 8, 2019
Page 2

Despite the fact that the Farmstead Annexation is the only project before you, there is opposition to the annexation of both projects as the proposed annexations severely affect the owners in the Fruitvale Road Annexation as well as other property owners adjacent to the projects. Kevin and Laura Gallagher are owners of one such parcel and a present this opposition to both projects.

GALLAGHER STATEMENT IN OPPOSITION

Kevin and Laura Gallagher have resided at 337 Fruitvale Road, Vacaville, CA 95688 (the "Fruitvale Property") since May 2000. Their decision to relocate to Solano County and, specifically, to purchase the Fruitvale Property was due, in large part, to its location. The Property was directly across from an unimproved County parcel which was a part of the Williamson Act and they would be County residents which would afford them certain benefits not available to residents of the City of Vacaville as discussed further below. The allure of the parcel included the fact that while it was situated in the County of Solano, it had developed access to the City via Fruitvale Road.

In mid-2018, the Gallaghers learned for the first time that a developer was in the process of seeking to annex the unimproved parcel across Fruitvale (the Farmstead Annexation) and that he wanted to improve the land by building 130 single-family homes. The developer approach the Gallaghers seeking their consent. In discussing the annexation, the developer assured Laura Gallagher that the Farmington Annexation would not affect her property and that her property would not be subject to annexation. Based on these representations, the Gallaghers did not take steps to intervene before the Vacaville City Council during the hearings on the Farmington Annexation. They have since learned that the representations of the developer were not true and that the City of Vacaville would insist that their parcel, along with 9 others across the street from the Farmington project also be annexed into the City.

The Gallaghers, along with other homeowners, appeared at the City Council concerning the Fruitvale Road Annexation hearing to express their dissatisfaction with the manner in which the annexation of their land had been disclosed by the City and the developer and also to oppose the annexation of their land. This opposition fell on deaf ears and the annexation was approved by the City.

LAFCO
April 8, 2019
Page 3

The Gallaghers and others now come to this body to express their opposition to not only the Farmington Annexation but also the annexation of their homes into the City of Vacaville. While this opposition is on behalf of the Gallaghers only, other homeowners are similarly impacted by the annexation.

The Law

Government Code § 56375.3 governs the annexation of “islands” of county land surrounded by city land into the city. The section as amended by AB 1532 in 2015 allows LAFCO to approve, after notice and hearing, a change of organization of a city and waive protest proceedings if certain criteria are met. Among the criteria is a requirement that the change “will benefit ... or is receiving benefits from the annexing city.” While the City maintains that the area will receive benefits from the City, the Gallaghers believe that these benefits are illusory and that the detriment to their way of life greatly exceeds any possible benefit they might receive. This is detailed in greater length below.

Importantly, subdivision (d) of § 56375.3 demonstrates the intent of the annexation and that is to benefit “disadvantaged” communities, which the proposed annexation is not.

Subdivision (d) states that where a territory meets the specifications of subdivision (b) (which the Gallaghers believe is not the case), it may be annexed because such annexation is “consistent with the intent of promoting orderly growth and development pursuant to Section 56001 and facilitate the annexation of **disadvantaged unincorporated communities**, as defined in Section 56033.5.”

Section 56033.5 defines a “disadvantaged unincorporated community” as an “inhabited territory, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a “disadvantaged community” as defined by Section 79505.5 of the Water Code.”

Water Code § 79505.5 defines “disadvantaged community” to be “a community with an annual median household income that is less than 80 percent of the statewide annual median household income.”

LAFCO
April 8, 2019
Page 4

In 2017, the annual median household income in California was \$71,805. See, California Department of Numbers <https://www.deptofnumbers.com/income/california/>

The Gallaghers believe that the households in the Fruitvale Road Annexation do not meet that definition.

By definition, then, the purpose of the annexation of these "islands" was designed to help, not harm, the residents subject to annexation into the City. The Gallaghers do not believe that the Fruitvale Road Annexation meets this criteria and the annexation should be denied.

Affect on Quality of Life

As stated above, the Gallaghers specifically purchased the Fruitvale Property due to its county character and benefits while being close to the city. The street, Fruitvale, was already improved, therefore, ingress and egress was not a problem. They did not require, and today still do not require, city water or sewer services.

The annexation of their parcel will impact the benefits they receive from being a County parcel which, in their view, outweigh any possible benefit from being part of the City of Vacaville. Among the quality of life issues which will be affected by the annexation are,

LAFCO
April 8, 2019
Page 5

- Construction disruption including noise, dust and debris for 6 to 7 days a week for an extended period of time, possibly 2 or more years
- Vermin fleeing the Farmstead Annexation infesting adjoining neighborhoods including their Property
- Road blockages due to construction during the period of construction in what is an established neighborhood
- The developer of the Farmstead Annexation proposes a road situated directly across from the Gallagher Property which will cause headlights to shine directly into their home.
- The addition of vehicles to the area which could number more than 260 (130 proposed homes) causing a strain on the already well-used Fruitvale and Orchard Roads.
- Burning of yard clippings which is permitted in County areas will be prohibited which will required alternative, and possibly costly, alternative methods for removal
- Ownership of animals will be reduced from 5 as allowed by County ordinance to 3 as allowed by the City
- Potential flooding exposure due to no field outlet on the south side of Fruitvale Road.

LAFCO
 April 8, 2019
 Page 6

- The lot size of the proposed Farmington Annexation is not in keeping with the lot size of neighboring developments leading to increased population and congestion.²
- The development proposal as it stands, does not require the construction of a public park with playground equipment which will lead to children playing in the streets causing not only a danger to themselves but also the public

In sum, the Farmstead Annexation will adversely affect the quality of life of the residents of the proposed Fruitvale Road Annexation and other adjoining landowners.

Excessive Cost of Annexed Landowners

In addition to the quality of life issues, there is a significant financial impact of annexation to the owners of the annexed parcels. Incurring these costs provide little, if any benefit, to the owners of those parcels.

The Gallaghers estimate the cost of annexation to be over \$122,000 as follows:

City-mandated connection fees:

Water	\$ 9,000
Sewer	\$11,000

Electrical work required to be performed

Trench underground service	\$ 2,500
Connect underground service	\$ 1,500
New panel to support underground service	\$ 3,200

² In fact, the Vacaville Planning Commission initially voted to deny the Farmstead Annexation and suggested as an alternative that the area be subject to Low Density provisions of the general plan which suggestion was rejected by the City Council. Low Density would, of course, minimize some of the impact of the development.

LAFCO
 April 8, 2019
 Page 7

Plumbing

Trench for sewer	\$ 5,500
Patio Demolition Tile and Slab	\$11,250
Garage Slab Demolition	\$ 2,295
Driveway Demolition	\$ 8,775

New Surfaces

Patio Reconstruction	
New slab surface	\$15,000
New tile surface	\$37,500
Garage Slab	\$ 3,060
Driveway Slab	\$11,700

The City has indicated that hook-up fees will not be waived and although a homeowner could wait to connect to City services until there is a well or septic failure, those fees will only be higher in that event.

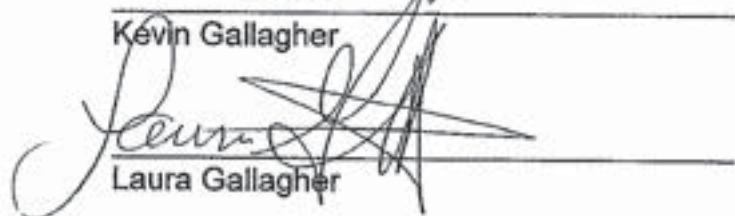
The substantial work made necessary by the proposed annexation is not something that was even on the radar when the Gallaghers purchased their property and would constitute an unwarranted financial drain.

The Gallaghers believe they are not alone in this situation and believe other affected homeowners either will or could present similar evidence of the financial burden the proposed annexation will place on them. They request that LAFCO deny both annexations as being in the best interests of the affected citizens.


Respectfully Submitted,



Kevin Gallagher



Laura Gallagher



Pamela C. Jackson, Esq.
 Attorney for Kevin and Laura Gallagher

3/27/19

We are absolutely
opposed to the
Fruitvale Annexation
into the city for our
property at

355 Fruitvale Rd.
Vacaville, CA. 95688

Debbie
HANSEN

Kent
HANSEN

Debbie Hansen



~~Kent Hansen~~

April 7, 2019

Dear Solano Local Agency Formation Committee ("LAFCO"),

I live at 331 Fruitvale Road and am against the proposed Fruitvale Road Annexation along with the Farmstead Annexation because of the dramatic quality of life changes to the neighborhood and the undue financial burden.

I purchased my home over 30 years ago and selected my home due to the location. The property was in the county but had easy access to the city facilities. For the last 30 years, I have enjoyed the county atmosphere and expected to be able to enjoy this lifestyle because the unimproved county property across the street was part of the Williamson Act. The proposed annexation would add significant disruption to the street and neighborhood during the 2 plus years of construction in noise, dust and road improvements. Once complete, there will be an approximately 130 additional vehicles using the streets and adding to the congestion.

The proposed annexation will also put a financial hardship on myself along with my neighbors associated with the Fruitvale Road Annexation. The City has informed us that each property will have restrictions in place reject any permit to repair the septic system or drill a new well should either or both systems fail. To connect to the City services will cost more than \$20,000 for both water and sewer. These fees will only go higher in the future.

In conclusion, due to the financial burden and the quality of life issues that are forced upon the residents included in the Fruitvale Annexation, I am opposed to both Annexation projects.

Sincerely,

A handwritten signature in cursive script that reads "Ron Hawley".

Ron Hawley
331 Fruitvale Road
Vacaville, CA 95688

April 7, 2019

Dear Solano Local Agency Formation Committee ("LAFCO"),

My wife and I live at 601 North Orchard. We are against the proposed Fruitvale Road Annexation along with the Farmstead Annexation. The financial costs unfair expense for the property owners included in the Fruitvale Road Annexation.

The City has made it clear that we would not be granted permits to repair our septic system or well if they should fail. To connect to water and sewer, we will be charged a connection fee of over \$20,000 and these fees will only increase over time.

Though progress is expected, the addition of 130 homes will add many more vehicles on the roads in the neighborhood increasing the already heavy traffic during commute hours. Over the years we have enjoyed the quite neighborhood. During construction of the homes and road improvements, the streets will be further impacted as well as dealing with the construction noise and dust for 2 years or more.

With the additional expenses with the Fruitvale Annexation and significant change to the neighborhood we are opposed to both Annexation projects.

Sincerely,



Vance Berean

601 N Orchard Road
Vacaville, CA 95688

April 5, 2019

To Whom it may concern.

We Gregory & Jeannie Walker
Owners of property located at;
343 Fruitvale Road
Vacaville, CA 95688

We are strongly opposed to the proposal of annexation of our property to the, City of Vacaville.

There are a multitude of reasons.

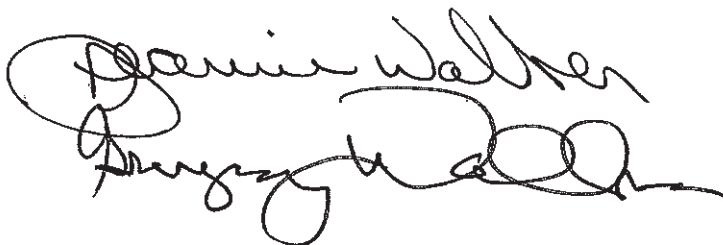
One of the majority concerns that we have being annexed into the, City of Vacaville, is the loss of our water from SID.

Being annexed into the, City of Vacaville, would be a major devastation to our property's landscape that we have invested several thousand dollars into, also reducing the value of our property.

If in the event we do happen to be annexed into, The City of Vacaville.

We are simply asking that if our water is going to be taken from us that it replaced with, City of Vacaville's water at no charge to us for hookup.

Sincerely

Handwritten signatures of Gregory Walker and Jeannie Walker. The signature for Gregory Walker is written in a cursive style, with the first name clearly legible. Below it, the signature for Jeannie Walker is also in cursive, with the first name clearly legible.

You are signing a PETITION AGAINST the FARMSTEAD PROJECT

Background information: A developer is under contract to purchase the 20.57 acre parcel on the southeast corner of Orchard Ave and Fruitvale Rd (aka, "the Alike Farm"; or Mary Eldredge's place). The plan includes 130 single family, two story homes at approx. 10 feet apart covering 15 acres to be sold at market value. Vacaville's General Plan allows up to 225 attached housing units on 16 acres at 3,300 sq ft per lot. [Note: This type of housing is usually built for people who commute. That means that there will be 260-490 extra vehicles on two connector roads (Orchard Av and Fruitvale Rd) at least twice a day.]

TRAFFIC: The current traffic pattern is problematic. There are four schools (2 elementary, 1 middle, 1 high) within a mile radius of this parcel. Another 260-490 cars will cause worse traffic putting our children's safety at risk. **WATER PRESSURE:** Low water pressure is already a problem in this area. There isn't a guarantee in place that states there won't be a further strain on the water pressure when 130 new homes and their families water needs are added to the current system.

NUMBER OF HOMES IN CURRENT PLAN: Vacaville's General Plan states that developments must be generally compatible with the area, including site area, dimensions, distance between structures, off-street parking, height of structures, yard area, setbacks, etc. The proposed density is too high for the North Orchard neighborhood. **PRIME AGRICULTURE LAND:** This land has been protected by the Williamson Act for decades. The USDA designates it as PRIME agriculture land. Prime land allows for Agriculture Preservation and Protection.

You are signing a PETITION AGAINST the FARMSTEAD PROJECT

Background information: A developer is under contract to purchase the 20.57 acre parcel on the southeast corner of Orchard Ave and Fruitvale Rd (aka, "the Alike Farm"; or Mary Eldredge's place). The plan includes 130 single family, two story homes at approx. 10 feet apart covering 15 acres to be sold at market value. Vacaville's General Plan allows up to 225 attached housing units on 16 acres at 3,300 sq ft per lot. [Note: This type of housing is usually built for people who commute meaning 260-490 extra vehicles on two connector roads twice a day (Orchard Av and Fruitvale Rd).

TRAFFIC: The current traffic pattern is problematic. There are four schools (2 elementary, 1 middle, 1 high) within a mile radius of this parcel. Another 260-490 cars will cause worse traffic putting our children's safety at risk. **WATER PRESSURE:** Low water pressure is already a problem in this area. There isn't a guarantee in place that states there won't be a further strain on the water pressure when 130 new homes and their families water needs are added to the current system.

NUMBER OF HOMES IN CURRENT PLAN: Vacaville's General Plan states that developments must be generally compatible with the area, including site area, dimensions, distance between structures, off-street parking, height of structures, yard area, setbacks, etc. The proposed density is too high for the North Orchard neighborhood. **PRIME AGRICULTURE LAND:** This land has been protected by the Williamson Act for decades. The USDA designates it as PRIME agriculture land. Prime land allows for Agriculture Preservation and Protection.

...AGAINST THE FARMSTEAD PROJECT"

Attachment 2

495

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.
If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
JEANNIE MOFFATT	<i>Jeannie Moffatt</i>	506 ARLENE DRIVE	Vacaville, CA 95688
Paul Loustanaou	<i>Paul Loustanaou</i>	500 Arlene Drive	Vacaville, CA 95688
Sandy Loustanaou	<i>Sandy Loustanaou</i>	500 ARLENE DR.	Vacaville, CA 95688
SHAWN MORRIS	<i>Shawn Morris</i>	512 Arlene Dr.	Vacaville, CA 95688
Cerilyn Garcelon	<i>Cerilyn Garcelon</i>	530 Arlene Dr.	Vacaville, CA 95688
Dorvil A King	<i>Dorvil A King</i>	542 ARLENE DR.	Vacaville, CA 95688
Rosanna Long	<i>Rosanna Long</i>	542 Arlene Dr.	Vacaville, CA 95688
Ryan Hill	<i>Ryan Hill</i>	548 Arlene Dr	Vacaville, CA 95688
John BAYER	<i>John Bayer</i>	554 ARLENE DR	Vacaville, CA 95688
Sarah Bayer	<i>Sarah Bayer</i>	554 Arlene DR.	Vacaville, CA 95688
Richard Heek	<i>Richard Heek</i>	551 Arlene Dr	Vacaville, CA 95688
CURTIS Newsum	<i>Curtis Newsum</i>	585 ARLENE DR	Vacaville, CA 95688
TIM TYRIZELL	<i>Tim Tyrizell</i>	579 ARLENE DR	Vacaville, CA 95688
HENRY LOPEZ	<i>Henry Lopez</i>	561 ARLENE DR	Vacaville, CA 95688
LEONARD Gilley	<i>Leonard Gilley</i>	543 Arlene Dr.	Vacaville, CA 95688
Lisa Dean	<i>Lisa Dean</i>	543 Arlene Pri	Vacaville, CA 95688
MONA WILLINGHAM	<i>Mona Willingham</i>	531 ARLENE DR.	Vacaville, CA 95688
RACHEL Spaulding	<i>Rachel Spaulding</i>	501 Arlene Dr	Vacaville, CA 95688
Chandler White	<i>Chandler White</i>	472 Longwood place	Vacaville, CA 95688
Kacey Ramos	<i>Kacey Ramos</i>	736 Westfield lane	Vacaville, CA 95688
Grey RAMOS	<i>Grey Ramos</i>	736 Westfield lane	Vacaville, CA 95688
Samsen Mc Lester	<i>Samsen Mc Lester</i>	460 Longwood Place	Vacaville, CA 95688
Belinda Dawson	<i>Belinda Dawson</i>	527 Longwood Place	Vacaville, CA 95688
MARK RAMOS	<i>Mark Ramos</i>	520 LONGWOOD PLACE	Vacaville, CA 9568
Mike Messer	<i>Mike Messer</i>	668 Eldridge Ave	Vacaville, CA 9568

PETITION AGAINST THE FARMSTEAD PROJECT

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!


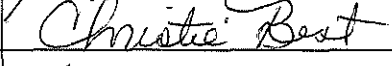
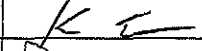

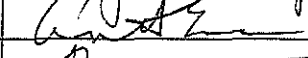


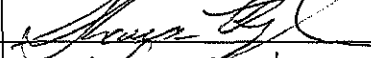
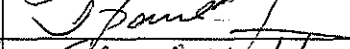


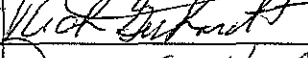
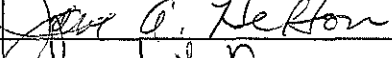
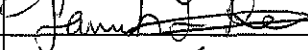

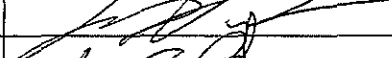
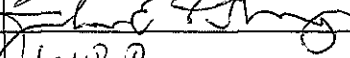
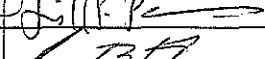
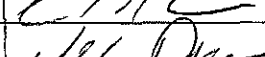
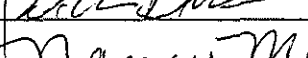
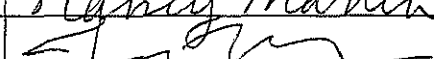

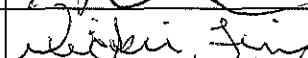
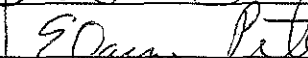

FULL NAME	SIGNATURE	FULL STREET ADDRESS.	CITY, STATE, and ZIP
Kerby McRae		675 Seville Ln.	Vacaville, CA 95688
Gerileigh Throne		675 Seville Lane	Vacaville, CA 95688
STEVE BAWSON		669 SEVILLE LN	Vacaville, CA 95688
John Dawson		WEST SEVILLE LN.	Vacaville, CA 95688
David Myers		702 413 Castile Ct	Vacaville, CA 95688
Daniel Myers		707 413 Castile Ct	Vacaville, CA 95688
Nancy Walker		448 Aragon Place	Vacaville, CA 95688
Douglas Walker		448 Aragon Place	Vacaville, CA 95688
Mary King		613 Florence Dr	Vacaville, CA 95688
JUSTIN KING		613 FLORENCE DR	Vacaville, CA 95688
BERNARD WARGO		407 CASTILE	Vacaville, CA 95688
Wm Westbrook		580 Corte vaca	Vacaville, CA 95688
Lillian Belland		566 Corte Baja	Vacaville, CA 95688
MARK BELLAND		566 Corte Baja	Vacaville, CA 95688
ANN VAN MELLAERT		500 CORTE ALTA	Vacaville, CA 95688
CAMERON Van Mellaert		500 CORTE ALTA	Vacaville, CA 95688
James Mance Padley		512 Corte Alta Court	Vacaville, CA 95688
TIM DRELLY		512 CORTE ALTA COURT	Vacaville, CA 95688
TORI HINES		484 Valencia Lane	Vacaville, CA 95688
MARINA HENRY		484 484 VALENCIA LN,	Vacaville, CA 95688
Robert A Henry		484 Valencia Ln	Vacaville, CA 95688
Matthew Hannon		140 Avila Ct	Vacaville, CA 95688
Marisa Hannon		140 Avila Ct	Vacaville, CA 95688
Dario A Canales		572 442 Valencia Lane	Vacaville, CA 9568
Ledy Canales		442 Valencia Lane	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

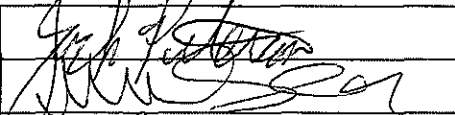
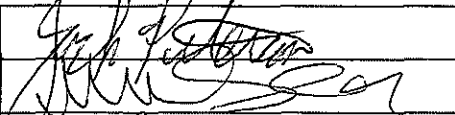


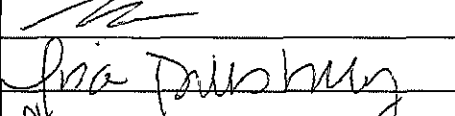
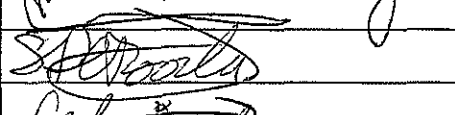
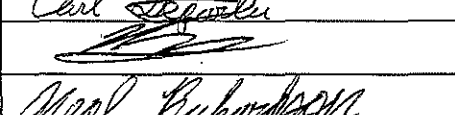
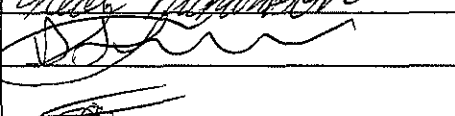
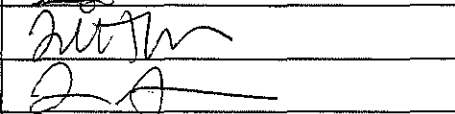
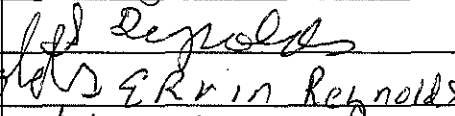

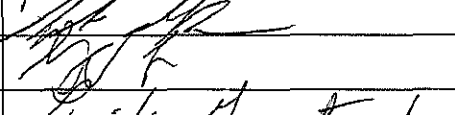
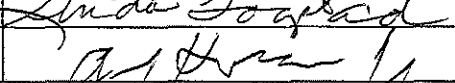

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
SCOTT CARR		408 EVERGREEN DRIVE	Vacaville, CA 95688
Christie Best		396 Evergreen Dr.	Vacaville, CA 95688
Karla Eubank KS		390 Evergreen DR	Vacaville, CA 95688
Dayna Lipkin		384 Evergreen Dr	Vacaville, CA 95688
Ana Evers		378 Evergreen Dr	Vacaville, CA 95688
John Plant		354 Evergreen Dr	Vacaville, CA 95688
Cameron Wickerson		7792 elaine Way	Vacaville, CA 95688
Shawn Byrd		301 Woodside Circle	Vacaville, CA 95688
J. Paul Harrington		330 Evergreen Drive	Vacaville, CA 95688
Nichelle Harrington		330 Evergreen Drive	Vacaville, CA 95688
Cameron Tepler		324 Evergreen Dr	Vacaville, CA 95688
LICH GERHARDT		318 EVERGREEN DR 498-9057	Vacaville, CA 95688
JANE HELTON		312 EVERGREEN DR	Vacaville, CA 95688
Savannah Roe		324 Sycamore Ct.	Vacaville, CA 95688
Carrie French		312 Sycamore Ct.	Vacaville, CA 95688
TONY VERDON		318 SYCAMORE CT.	Vacaville, CA 95688
JOHN VERGHAZ		306 SYCAMORE CT	Vacaville, CA 95688
Jill Perchaz		306 Sycamore Ct	Vacaville, CA 95688
Cony Brothers		307 TIMBER DR	Vacaville, CA 95688
Nick Dimase		307 Timber DR	Vacaville, CA 95688
Nancy Martin		277 Grove Ct	Vacaville, CA 95688
Jenny Morgan		271 Grove Ct.	Vacaville, CA 95688
Bret Morgan		271 Grove Ct.	Vacaville, CA 95688
Vickie Fien		337 Timber Dr	Vacaville, CA 9568
Elaine Peterson		367 Timber Dr	Vacaville, CA 9568

PETITION AGAINST THE FARMSTEAD PROJECT

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Jack Pellevin		362 Timber Dr	Vacaville, CA 95688
Mindy Sturge		354 Timber Dr. 707-346-0072	Vacaville, CA 95688
Alice Tsang		359 Evergreen Dr	Vacaville, CA 95688
Gina Monahan		371 Evergreen Dr.	Vacaville, CA 95688
Keddenbank Paul		421 Corte Cadiz	Vacaville, CA 95688
JACQUELINE CANAVESIO		412 CORTE CADIZ	Vacaville, CA 95688
Michael Damman		418 corte cadiz	Vacaville, CA 95688
Lisa Pillsbury		406 Corte Cadiz	Vacaville, CA 95688
Craig Pillsbury		406 Corte Cadiz	Vacaville, CA 95688
Samantha DePorter		400 Corte Cadiz	Vacaville, CA 95688
Carl DePorter		400 Corte Cadiz	Vacaville, CA 95688
Math Hines		557 Corte Gonzales	Vacaville, CA 95688
Neal Richardson		567 corte Gonzales	Vacaville, CA 95688
Dominic Santoni		567 Corte Gonzales	Vacaville, CA 95688
Travis Darke		567 corte gonzales	Vacaville, CA 95688
Teresa Hobbs		549 Corte Gonzales	Vacaville, CA 95688
Abraham Hobbs		549 Corte Gonzales	Vacaville, CA 95688
Stella		537 Corte Gonzales	Vacaville, CA 95688
Ervin Reynolds		537 Cortez Gonzales	Vacaville, CA 95688
Saharrah Ellsworth		501 corte Gonzales	Vacaville, CA 95688
Rich Baker		506 Gonzales dr.	Vacaville, CA 95688
Robert Gordon		501 Corte gonzales	Vacaville, CA 95688
Gary Fischer		501 Corte Gonzales	Vacaville, CA 95688
LINDA GOGSTAD		524 Gonzales dr.	Vacaville, CA 95688
A-J KOSAK		536 [unclear] Dr	Vacaville, CA 95688

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Roberta Cottler	Roberta Cottler	950 Brenda Lane, Vacaville Ca	Vacaville, CA 95688
KEVIN CABRAL	Kevin Cabral	938 GRANADA LN	Vacaville, CA 95688
Terri Cabral	Terri Cabral	938 Granada Ln vaca Ca	Vacaville, CA 95688
COURTNEY CABRAL	Courtney Cabral	938 GRANADA LN	Vacaville, CA 95688
Joan Moeser	Joan Moeser	926 Granada Ln Va	Vacaville, CA 95688
GEORGE MOESER	George Moeser	926 GRANADA LN VACAVILLE	Vacaville, CA 95688
Jim Rogenski	Jim Rogenski	908 Granada Ln vaca.	Vacaville, CA 95688
KEVIN Smith	Kevin Smith	890 GRANADA LANE	Vacaville, CA 95688
Craig Fatta	Craig Fatta	884 Granada Lane	Vacaville, CA 95688
Lisa Phorp	Lisa Phorp	897 Granada Lane	Vacaville, CA 95688
Linda Hornfischer	Linda Hornfischer	872 Granada Lane, UV	Vacaville, CA 95688
Joahn Hornfischer	Joahn Hornfischer	872 GRANADA LN. Vacaville	Vacaville, CA 95688
BLANKINSHIP	Doreen Blankinship	854 GRANADA LN VV	Vacaville, CA 95688
Blankinship	Doreen Blankinship	854 854 Granada Ln	Vacaville, CA 95688
ASHLEY FOSTER	Ashley Foster	848 Granada Ln	Vacaville, CA 95688
ALAN FOSTER	Alan Foster	836 GRANADA LN	Vacaville, CA 95688
Nim Carmichael	Nim Carmichael	824 Granada Ln	Vacaville, CA 95688
Bruce W Carmichael	Bruce W Carmichael	824 Granada Ln	Vacaville, CA 95688
Bryce Jean	Bryce Jean	812 Granada Ln	Vacaville, CA 95688
Amranda Jean	Amranda Jean	812 Granada Ln	Vacaville, CA 95688
Valeda Franklin	Valeda Franklin	806 Granada Ln	Vacaville, CA 95688
Bill Malaga	Bill Malaga	813 Corte Malaga	Vacaville, CA 95688
Ralp Castilla	Ralp Castilla	837 Corte Malaga	Vacaville, CA 95688
Jeremiah Berg	Jeremiah Berg	843 Corte Malaga	Vacaville, CA 9568
EMILY BERG	Emily Berg	843 Corte Malaga	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Elaine M Noble	<i>Elaine M Noble</i>	401 Corte Castro	Vacaville, CA 95688
WEN C. SIMONSON	<i>Wen C. Simonson</i>	607 Corte Castro	Vacaville, CA 95688
Patricia Sisco	<i>Patricia Sisco</i>	613 Corte Castro	Vacaville, CA 95688
Michael Cantrell	<i>Michael Cantrell</i>	524 N. Orchard	Vacaville, CA 95688
Kristen Kemp	<i>Kristen Kemp</i>	524 N. Orchard	Vacaville, CA 95688
Crystal Primeaux	<i>Crystal Primeaux</i>	849 Corte Malaga	Vacaville, CA 95688
Ryan Scaet	<i>Ryan Scaet</i>	572 Gonzales Dr.	Vacaville, CA 95688
ROBERT A. HARRIS	<i>Robert A. Harris</i>	761 Corte Madrid	Vacaville, CA 95688
Kelly Smith	<i>Kelly Smith</i>	755 Corte Madrid	Vacaville, CA 95688
Eric Smith	<i>Eric Smith</i>	755 Corte Madrid	Vacaville, CA 95688
Grayson Ward	<i>Grayson Ward</i>	749 Corte Madrid	Vacaville, CA 95688
Stephanie Ward	<i>Stephanie Ward</i>	749 Corte Madrid	Vacaville, CA 95688
Trini Ruiz	<i>Trini Ruiz</i>	793 Corte Madrid	Vacaville, CA 95688
Stephen Weldon	<i>Stephen Weldon</i>	737 Corte Madrid	Vacaville, CA 95688
PATRICIA M ELEY	<i>Patricia M Eley</i>	737 Corte Madrid	Vacaville, CA 95688
Frick Angelo	<i>Frick Angelo</i>	500 Gonzales Dr.	Vacaville, CA 95688
Jeff Mosley	<i>Jeff Mosley</i>	507 Crestview Dr	Vacaville, CA 95688
Chuck Usall	<i>Chuck Usall</i>	536 Crestview Dr	Vacaville, CA 95688
Kris Benson	<i>Kris Benson</i>	630 Crestview Dr	Vacaville, CA 95688
Miriam Cortes	<i>Miriam Cortes</i>	607 Crestview Dr	Vacaville, CA 95688
Beverly Longman	<i>Beverly Longman</i>	416 Crestview Dr	Vacaville, CA 95688
Phil Army	<i>Phil Army</i>	501 Crestview Dr	Vacaville, CA 95688
Angele Morris	<i>Angele Morris</i>	519 Crestview Dr.	Vacaville, CA 95688
Lee Morris	<i>Lee Morris</i>	519 Crestview Dr.	Vacaville, CA 9568
Casi Barnes	<i>Casi Barnes</i>	530 Crestview Dr.	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
FRANCES M. HEMBREE	<i>Frances M. Hembree</i>	731 Blue Ridge Ln. Vacaville CA 95688	Vacaville, CA 95688
STANLEY L. HEMBREE	<i>Stanley L. Hembree</i>	731 Blue Ridge Ln Vacaville CA 95688	Vacaville, CA 95688
STAN RAYBURN	<i>Stan Rayburn</i>	743 BLUE RIDGE LN VACAVILLE CA 95688	Vacaville, CA 95688
Pamela Daws	<i>Pamela Daws</i>	707 Seville Ln, VV 95688	Vacaville, CA 95688
Stacey Spears	<i>Stacey Spears</i>	542 Blueridge Ct, VV 95688	Vacaville, CA 95688
DALTON SPEARS	<i>Dalton Spears</i>	542 Blueridge Ct, VV 95688	Vacaville, CA 95688
Michelle Vazquez	<i>Michelle Vazquez</i>	530 Blueridge Ct VV 95688	Vacaville, CA 95688
STUART HAGERMAN	<i>Stuart Hagerman</i>	518 BLUE RIDGE CT.	Vacaville, CA 95688
Tasha Hagerman	<i>Tasha Hagerman</i>	518 Blue Ridge Ct	Vacaville, CA 95688
Jelma Hagerman	<i>Jelma Hagerman</i>	506 Blue Ridge Ct	Vacaville, CA 95688
Matt Hagerman	<i>Matt Hagerman</i>	506 Blue Ridge Ct.	Vacaville, CA 95688
Paul Duhin	<i>Paul Duhin</i>	500 Blue Ridge Ct.	Vacaville, CA 95688
Devan Hostetter	<i>Devan Hostetter</i>	3681 Sunny Hills Ln.	Vacaville, CA 95688
Riley Horner	<i>Riley Horner</i>	713 Blueridge LN	Vacaville, CA 95688
Bramley Marcelli	<i>Bramley Marcelli</i>	512 Crestview Dr	Vacaville, CA 95688
Cal PATTER	<i>Cal PATTER</i>	1000 WESTWOOD ST.	Vacaville, CA 95688
Debra Willingham	<i>Debra Willingham</i>	342 Kirbyson Ct	Vacaville, CA 95688
Dana Danice	<i>Dana Danice</i>	482 Crestview Dr.	Vacaville, CA 95688
GARY BENDER	<i>Gary Bender</i>	469 CRESTVIEW DR.	Vacaville, CA 95688
Kileen Bender	<i>Kileen Bender</i>	469 CRESTVIEW Dr.	Vacaville, CA 95688
Diana G. Nolan	<i>Diana G. Nolan</i>	481 Crestview Dr	Vacaville, CA 95688
Dennis L. Nolan	<i>Dennis L. Nolan</i>	481 Crestview Dr	Vacaville, CA 95688
Danna North	<i>Danna North</i>	476 Blue Ridge Crestview Dr	Vacaville, CA 95688
John DAVIS	<i>John Davis</i>	440 CRESTVIEW DR	Vacaville, CA 9568
Chanel HOPKINS	<i>Chanel Hopkins</i>	434 Crestview Dr	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

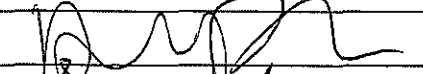
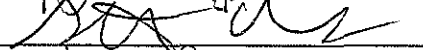
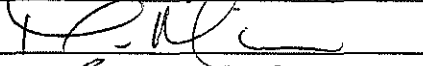
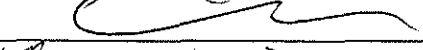



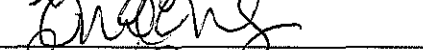




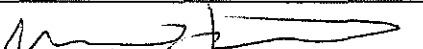


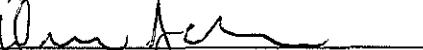
FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Stephanie DeMoe	<i>Stephanie DeMoe</i>	584 Gonzales Dr. Vacaville CA	Vacaville, CA 95688
Toni Traill	<i>Toni Traill</i>	560 Gonzales Dr Vacaville Ca	Vacaville, CA 95688
Robert Traill	<i>Robert Traill</i>	560 GONZALES DR Vacaville Ca	Vacaville, CA 95688
Sandra M Mills	<i>Sandra M Mills</i>	831 Corte Malaga Vacaville CA	Vacaville, CA 95688
Randy Mills	<i>Randy Mills</i>	831 Corte Malaga Vacaville CA	Vacaville, CA 95688
MATTIEN M'GILVERA	<i>Matti M'Gilvera</i>	554 GONZALES DR	Vacaville, CA 95688
Michelle McGilvray	<i>Michelle McGilvray</i>	554 Gonzales Dr.	Vacaville, CA 95688
DeAnn Atallah	<i>DeAnn Atallah</i>	701 Corte Madrid, Ca	Vacaville, CA 95688
John Atallah	<i>John Atallah</i>	701 Corte Madrid	Vacaville, CA 95688
Nick Balestera	<i>Nick Balestera</i>	725 Corte Madrid	Vacaville, CA 95688
Lizzy Dillman	<i>Lizzy Dillman</i>	725 Corte Madrid	Vacaville, CA 95688
KATHY Piscitelli	<i>Kathy Piscitelli</i>	548 Gonzales DR.	Vacaville, CA 95688
Anthony Piscitelli	<i>Anthony Piscitelli</i>	548 GONZALES DRIVE	Vacaville, CA 95688
Steve Hardy	<i>Steve Hardy</i>	402 Evergreen Dr	Vacaville, CA 95688
Bill Johnson	<i>Bill Johnson</i>	366 EVERGREEN DR	Vacaville, CA 95688
LARIE KEYSTONE	<i>Larie Keystone</i>	363 EVERGREEN DR	Vacaville, CA 95688
Guido DeQuattro	<i>Guido DeQuattro</i>	428 Crestview Dr. V.V. CA.	Vacaville, CA 95688
Karen DeQuattro	<i>Karen DeQuattro</i>	428 Crestview Dr. V.V.	Vacaville, CA 95688
JOHN BOOMGAARD	<i>John Boomgaard</i>	416 CRESTVIEW DR. V.V.	Vacaville, CA 95688
Buck Bateman	<i>Buck Bateman</i>	440 Corte Baccaloni VV	Vacaville, CA 95688
Robert Johnson	<i>Robert Johnson</i>	402 Corte Majorca	Vacaville, CA 95688
Melissa Cansdale	<i>Melissa Cansdale</i>	431 Corte Majorca	Vacaville, CA 95688
Shawley Khubbiz	<i>Shawley Khubbiz</i>	431 Corte Majorca	Vacaville, CA 95688
Jim Zeiger	<i>Jim Zeiger</i>	401 Corte Majorca	Vacaville, CA 9568
Debbie Zeiger	<i>Debbie Zeiger</i>	401 Corte Majorca	Vacaville, CA 9568

PETITION AGAINST THE FARVISTEAD PROJECT

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Helena Rhodus		436 Corte Toledo	Vacaville, CA 95688
Steve Rhodus		436 Corte Toledo	Vacaville, CA 95688
Jennifer Stevens	Jennifer Stevens	420 Corte Toledo	Vacaville, CA 95688
Nicole Miller		412 Corte Toledo	Vacaville, CA 95688
CHARLIE MEYER		412' CORTE TOLEDO	Vacaville, CA 95688
Bertha Hamiltta	Bertha Hamiltta	107 Briarwood Dr.	Vacaville, CA 95688
Dina JACKSON		136 Briarwood Dr.	Vacaville, CA 95688
TOM JACKSON		136 Briarwood Dr.	Vacaville, CA 95688
Anthony Muzio		542 Florence Dr.	Vacaville, CA 95688
Melissa Muzio		542 Florence Dr.	Vacaville, CA 95688
Ben Pinkham		548 Florence Drive	Vacaville, CA 95688
Dawn Pinkham		548 Florence Drive	Vacaville, CA 95688
America Lopez		548 Florence Dr	Vacaville, CA 95688
Amy Pruitt	Amy J. Pruitt	469 Alicante court	Vacaville, CA 95688
ShinChun SW		461 Alicante court	Vacaville, CA 95688
Amanda Jacobs		461 Alicante court	Vacaville, CA 95688
Lillian Garcia	Lillian Garcia	449 Alicante Ct.	Vacaville, CA 95688
	Doug Hamilton	430 Seville Place	Vacaville, CA 95688
Bethany Warchol	Bethany Warchol	674 Seville Lane	Vacaville, CA 95688
Martin Garcia	Mat M. Garcia	680 Seville Ln.	Vacaville, CA 95688
Deeard Johnson		693 Seville Ln	Vacaville, CA 95688
Denise Johnson		693 Seville Ln.	Vacaville, CA 95688
Pat Mitchell	Pat Mitchell	606 Corte Seville	Vacaville, CA 95688
Barbara Lake	Barbara Lake	672 Corte Seville	Vacaville, CA 9568
Eric Throne	Eric Throne	675 Seville Lane	Vacaville, CA 95688

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Damon Jensen		452 Corte Barcelona Vacaville	Vacaville, CA 95688
Leslie Jensen		452 Corte Barcelona Vacaville	Vacaville, CA 95688
Sandra Bateman		440 Corte Barcelona Vacaville	Vacaville, CA 95688
Gina L Kramm		473 Corte Majorca Vacaville	Vacaville, CA 95688
Stephanie Wokstajlo		467 Corte Majorca	Vacaville, CA 95688
Marianna Tovar		449 Corte Majorca Vacaville	Vacaville, CA 95688
Tim Shaw		437 Corte Majorca Vacaville	Vacaville, CA 95688
Kip Con Gilbe		536 Florence Vacaville	Vacaville, CA 95688
Michael Sullivan		536 Florence DR Vacaville	Vacaville, CA 95688
GARY C BALLARD		431 ALCANTE CT W	Vacaville, CA 95688
Patricia L. Ballard		431 Alicante Ct W	Vacaville, CA 95688
Irma Andujo		424 Seville pl. Vacaville	Vacaville, CA 95688
Juan Andujo		424 Seville pl. Vacaville	Vacaville, CA 95688
Jonathan Andujo		424 Seville pl. Vacaville	Vacaville, CA 95688
MICHAEL OSWALT		650 SEVILLE LANE	Vacaville, CA 95688
Carol A Oswalt		650 Seville Lane	Vacaville, CA 95688
Stacy Mitchell		612 Corte Seville	Vacaville, CA 95688
Colby Taillant		424 ARAGON PL	Vacaville, CA 95688
Michael Taillant		424 ARAGON PL	Vacaville, CA 95688
Christina Taillant		424 Aragon Pl.	Vacaville, CA 95688
Jacqueline Taillant		424 Aragon Pl.	Vacaville, CA 95688
Vicky Rasmussen		430 Aragon PL	Vacaville, CA 95688
Neal Rasmussen		430 Aragon PL	Vacaville, CA 95688
John Finney		436 Aragon Pl	Vacaville, CA 9568
Lisa Finnege		436 Aragon Pl	Vacaville, CA 9568

PEITION AGAINST THE FARMSTEAD PROJECT

Major reasons that we residents are against this project are the pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.
If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Laura Carr		408 Evergreen Drive Vacaville Ca 95688	Vacaville, CA 95688
Priscilla Lopez		266 Timber Dr. VV CA 95688	Vacaville, CA 95688
STEPHEN LOPEZ		266 TIMBER DR. 95688	Vacaville, CA 95688
Dale Kent		367 Woodside Cir. 95688	Vacaville, CA 95688
Susan Spiegel		366 Kirbyson Ct. 95688	Vacaville, CA 95688
Debbie Lopez		330 Kirbyson Ct 95688	Vacaville, CA 95688
Steve Lopez		330 Kirbyson Ct 95688	Vacaville, CA 95688
JOSE SCHROEDER		312 Kirbyson Ct. 95688	Vacaville, CA 95688
Eugene Lyon		512 Florence Drive 95688	Vacaville, CA 95688
Wynn Pedechowski		512 Florence Drive 95688	Vacaville, CA 95688
Kristen Pofahl		531 Florence Dr 95688	Vacaville, CA 95688
Nathan Pofahl		531 Florence Dr 95688	Vacaville, CA 95688
Rick Burnly		409 Lopez Ct 95688	Vacaville, CA 95688
Watti Utz		431 Lopez Ct 95688	Vacaville, CA 95688
Brett Stephens		654 N Orchard Ave 95688	Vacaville, CA 95688
CAMILLE STEPHENS		654 N ORCHARD AVE 95688	Vacaville, CA 95688
DANA ARANSON		903 GRANADA LN 95688	Vacaville, CA 95688
Rick Thorp		897 Granada Ln 95688	Vacaville, CA 95688
Laura Jansen		891 Granada Ln 95688	Vacaville, CA 95688
Mike Suren		837 GRANADA LN	Vacaville, CA 95688
Allison Shuken		837 Granada Ln. VACAVILLE 95688	Vacaville, CA 95688
Carol LaNovara		807 Granada Ln	Vacaville, CA 95688
Vincento LaNovara		807 Granada Ln	Vacaville, CA 95688
Jennifer Utt		590 GONZALES DR	Vacaville, CA 9568
Steven P. Utt		590 Gonzales Drive	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Attachment Q

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

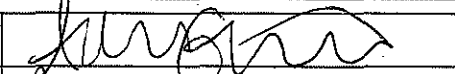
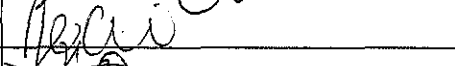




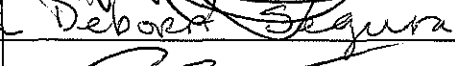
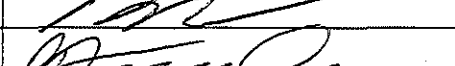
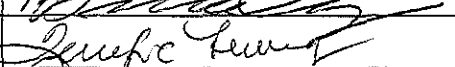
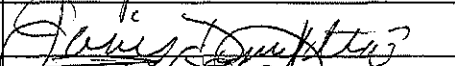

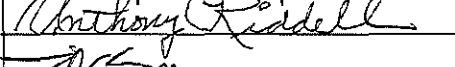

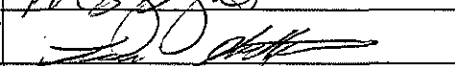
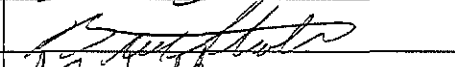

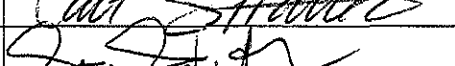
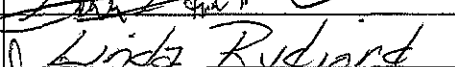
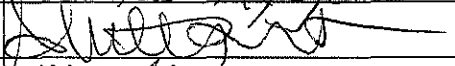

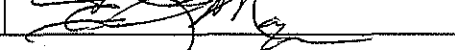

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
JOAQUIN ORWELAS	<i>Joaquin Orwelas</i>	560 CORTE Boca	Vacaville, CA 95688
Amy Thorstad	<i>Amy Thorstad</i>	518 Corte Alta VV, CA 95688	Vacaville, CA 95688
Joy Zumbel	<i>Joy Zumbel</i>	518 Corte alta VV 95688	Vacaville, CA 95688
Tara Schumacker	<i>Tara Schumacker</i>	471 Valencia Ln, VA 95688	Vacaville, CA 95688
A. Johns	<i>A. Johns</i>	465 Valencia Ln 95688	Vacaville, CA 95688
Kayla Healy	<i>K. Healy</i>	459 Valencia Ln 95688	Vacaville, CA 95688
Joey Caudle	<i>Joey Caudle</i>	SAME AS ABOVE	Vacaville, CA 95688
Downie Johnson	<i>Downie Johnson</i>	110 AVILA CT.	Vacaville, CA 95688
Judy Showalter	<i>Judy Showalter</i>	437 Valencia Lane 95688	Vacaville, CA 95688
Jojo Fernandez	<i>Jojo Fernandez</i>	573 Parkridge Dr. 95688	Vacaville, CA 95688
Jane E. Fernandez	<i>Jane E. Fernandez</i>	573 Parkridge Dr. 95688	Vacaville, CA 95688
Alexandria Ingraham	<i>Alexandria Ingraham</i>	561 Parkridge Dr. 95688	Vacaville, CA 95688
Andrea K. Whittet	<i>Andrea K. Whittet</i>	549 Parkridge Dr. 95688	Vacaville, CA 95688
Elizabeth Land	<i>Elizabeth Land</i>	543 Parkridge Dr 95688	Vacaville, CA 95688
David Laird	<i>David Laird</i>	543 Parkridge Dr. 95688	Vacaville, CA 95688
ROSALIE A. SKIPWORTH	<i>Rosalie A. Skipworth</i>	537 Parkridge Dr. 95688	Vacaville, CA 95688
April Boles	<i>April Boles</i>	525 Parkridge Ct, 95688	Vacaville, CA 95688
MARK MORTENSON	<i>Mark Mortenson</i>	531 PARKRIDGE CT. 95688	Vacaville, CA 95688
Mailee Mortenson	<i>Mailee Mortenson</i>	531 Parkridge Ct. 95688	Vacaville, CA 95688
Elizabeth Grade	<i>Elizabeth Grade</i>	507 PARKRIDGE DR 95688	Vacaville, CA 95688
Michelle Ramirez	<i>Michelle Ramirez</i>	501 Parkridge Drive 95688	Vacaville, CA 95688
Melissa Mata	<i>Melissa Mata</i>	412 Sinson Ave 95688	Vacaville, CA 95688
GARRETT FAENZ	<i>Garrett Faenz</i>	600 Ridgewood dr. 95688	Vacaville, CA 95688
Susan Eikenbeng	<i>Susan Eikenbeng</i>	612 Ridgewood Dr 95688	Vacaville, CA 9568
Scott Baker	<i>Scott Baker</i>	131 Quietwood Drive 95688	Vacaville, CA 9568

PETITION AGAINST THE FARMSTEAD PROJECT

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.
If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Allie Gianno		916 Stinson Ave	Vacaville, CA 95688
Jenna Cirullo		4110 Stinson Ave	Vacaville, CA 95688
Jake Lown		406 Stinson Ave	Vacaville, CA 95688
Stephanie Ryan		357 Eldridge Ave	Vacaville, CA 95688
Coddy Magala		359 Eldridge Ave	Vacaville, CA 95688
David Williams		345 Eldridge Ave	Vacaville, CA 95688
Jacqueline Williams		"	Vacaville, CA 95688
Deborah Segura		507 Fruitvale	Vacaville, CA 95688
Rodny Mazza		534 Fruitvale rd	Vacaville, CA 95688
Bob Fernandez		118 Quietwood Dr	Vacaville, CA 95688
TERRELLYN FERNANDEZ		118 Quietwood Dr. Vacaville	Vacaville, CA 95688
Janis Dmytriv		100 Quietwood Dr	Vacaville, CA 95688
STEPHEN DMYTRIV		100 Quietwood Dr	Vacaville, CA 95688
Anthony Riddell		261 Quietwood Ct.	Vacaville, CA 95688
Don Steplight		256 Quietwood St	Vacaville, CA 95688
Narjorie Steplight		256 QUIETWOOD CT.	Vacaville, CA 95688
Trevor Stratton		232 Quietwood Dr	Vacaville, CA 95688
Briana - Stratton		"	Vacaville, CA 95688
Angie Stratton		232 Quietwood Dr	Vacaville, CA 95688
Colleen Stratton		232 Quietwood Dr.	Vacaville, CA 95688
Sean Stratton		232 Quietwood Dr	Vacaville, CA 95688
Linda Rydland		214 Quietwood Dr.	Vacaville, CA 95688
Shelly Rydland		2102 Grape St	Vacaville, CA 95688
Morgan Mayer		202 Quietwood Dr.	Vacaville, CA 9568
Erica Mayer		202 Quietwood Dr.	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Josh Bingham		151 Fruitvale Rd	Vacaville, CA 95688
Jan Saigado		151 Fruitvale Rd	Vacaville, CA 95688
Wendy Casra		150 Fruitvale Rd	Vacaville, CA 95688
Rebecca Ochoa		160 Fruitvale Rd Vacaville CA	Vacaville, CA 95688
Michael H y		AD " "	Vacaville, CA 95688
George Burtan		259 Fruitvale Rd Vacaville CA	Vacaville, CA 95688
Thomas R. Murphy		290 Fruitvale Rd. Vacaville Ca.	Vacaville, CA 95688
Kimberlie Haddon		298 Fruitvale Rd	Vacaville, CA 95688
ROBERT D. HADSON		298 FRUITVALE RD	Vacaville, CA 95688
Andrea C. Madison		361 Fruitvale Rd, VV CA 95688	Vacaville, CA 95688
Laura Daugherty		507 Fruitvale Rd VV CA 95688	Vacaville, CA 95688
		513 Fruitvale Rd	Vacaville, CA 95688
Amanda Hustead		513 Fruitvale Rd	Vacaville, CA 95688
Mike Schreiner		513 Fruitvale Rd	Vacaville, CA 95688
James Oswalt		584 Parkridge Dr	Vacaville, CA 95688
Richard PENALUNA		554 Parkridge Dr.	Vacaville, CA 95688
Loren Droune		542 Parkridge Dr.	Vacaville, CA 95688
Anganna Musegrove		530 Parkridge Dr	Vacaville, CA 95688
Samuel Lees		524 PARKRIDGE DR	Vacaville, CA 95688
Janelle Eastling		518 Parkridge Dr, Vacaville CA	Vacaville, CA 95688
FREDERICO HILL		506 PARKRIDGE DR	Vacaville, CA 95688
Melanie Levegood		518 N Orchard Ave	Vacaville, CA 95688
JOSEPH ORST		529. N. ORCHARD AVE.	Vacaville, CA 95688
Taylor Halbein		416 Stinson Ave	Vacaville, CA 95688
Sophia Shimboff		7525 clement road	Vacaville, CA 95688

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Nicholas Parvel		464 Morales Ct.	Vacaville, CA 95688
Ryan Bliss		561 Cortez Gonzalez Dr	Vacaville, CA 95688
Abdoo Hussein		"	Vacaville, CA 95688
Patricia Deshaene		518 Laxamie Way #	Vacaville, CA 95688
Chris Madat		344 MAIN ST	Vacaville, CA 95688
Jacob Butine		344 main st	Vacaville, CA 95688
Jon Fevang		364 Deodora ST	Vacaville, CA 95688
Adam Bradanin		165 N. West St.	Vacaville, CA 95688
Johnnie Ortiz		118 Incline ct	Vacaville, CA 95688
Enrique Loya		118 Incline ct	Vacaville, CA 95688
Amber Thompson		441 Acacia St APT D	Vacaville, CA 95688
Jose Flores		70 manzanita DR	Vacaville, CA 95688
Negan Simpson		300 Fir Street	Vacaville, CA 95688
Matthew Wolesky		467 Corte Majorca	Vacaville, CA 95688
Kim Mahaffey		381 Hemlock St	Vacaville, CA 95688
Susan Wight		466 West Monte Vista ^{LDVZ} # 12	Vacaville, CA 95688
Minam P		410 Acacia St.	Vacaville, CA 95688
David Damber		191 McKieley circle	Vacaville, CA 95688
Myra Maldonado		300 Grape st	Vacaville, CA 95688
R.A. GRETZ		327 N ALAMO	Vacaville, CA 95688
M. Del Rosario		381 WALNUT	Vacaville, CA 95688
DANA BENSON		650 CRESTVIEW	Vacaville, CA 95688
MARCE		129 Deodora ST	Vacaville, CA 95688
Gabriel Isaza		435 Elder st	Vacaville, CA 9568
Mary Robinson		244 Quietwood Ln.	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Ruth Martinez	<i>R Martinez</i>	500 Shady Glen Ave	Vacaville, CA 95688
Shanna Peters	<i>Shanna Peters</i>	767 Blue Ridge Ln	Vacaville, CA 95688
Mel Couch	<i>Mel Couch</i>	506 Shady Glen Ave	Vacaville, CA 95688
Adam Schermerhorn	<i>Adam Schermerhorn</i>	501 SHADY GLEN AVE	Vacaville, CA 95688
Laura Schermerhorn	<i>Laura Schermerhorn</i>	507 SHADY GLEN AVE	Vacaville, CA 95688
Loudes Schallock	<i>Loudes Schallock</i>	525 Shady Glen Ave	Vacaville, CA 95688
DAN Schallock	<i>DAN Schallock</i>	525 Shady Glen Ave	Vacaville, CA 95688
LYNDIA ZARCA	<i>Lyndia Zarca</i>	531 Shady Glen Ave	Vacaville, CA 95688
Kim Bodutch	<i>Kim Bodutch</i>	555 Shady Glen Ave	Vacaville, CA 95688
RALPH CROWDER	<i>Ralph Crowder</i>	555 SHADY GLEN AVE	Vacaville, CA 95688
Leah Houdyshell	<i>Leah Houdyshell</i>	573 Shady Glen Ave	Vacaville, CA 95688
Peke Houdyshell	<i>Peke Houdyshell</i>	573 Shady Glen Ave	Vacaville, CA 95688
Maria Hernandez	<i>Maria Hernandez</i>	607 Arlene Ct	Vacaville, CA 95688
Crispace Bentley	<i>CONSTANCE Bentley</i>	613 Arlene Ct	Vacaville, CA 95688
John W. Leach	<i>John W. Leach</i>	613 Arlene Ct	Vacaville, CA 95688
Neddy Morris	<i>Neddy Morris</i>	607 ARLENE CT.	Vacaville, CA 95688
Bert Morris	Bert Morris	" "	Vacaville, CA 95688
Larry Frontelkner	<i>Larry Frontelkner</i>	601 Arlene Ct.	Vacaville, CA 95688
Suzanne Frontelkner	<i>Suzanne Frontelkner</i>	601 Arlene Ct	Vacaville, CA 95688
Randy Fair	<i>Randy Fair</i>	584 Shady Glen Ave	Vacaville, CA 95688
SHELLY BAKOSH	<i>Shelly Bakosh</i>	584 SHADY GLEN AVE	Vacaville, CA 95688
John R. Over	<i>John R. Over</i>	572 Shady Glen Ave.	Vacaville, CA 95688
Mary Lou Over	<i>Mary Lou Over</i>	572 Shady Glen Ave.	Vacaville, CA 95688
Chad Pippin	<i>Chad Pippin</i>	560 Shady Glen Ave	Vacaville, CA 9568
Joel Dunsdale	<i>Joel Dunsdale</i>	548 Shady Glen Ave	Vacaville, CA 9568

PETITION AGAINST THE "FARMSTEAD PROJECT"

Major reasons that we residents are against this project are traffic, water pressure, density, and preservation of PRIME designated agriculture land.

Notes: You must be at least 18 years of age to sign petition, and you must sign in ink.

If you would like some background information, we will leave you with a copy!

FULL NAME	SIGNATURE	FULL STREET ADDRESS	CITY, STATE, and ZIP
Nancy Jane Madonna	<i>Nancy J. Madonna</i>	536 Shady Glen Ave	Vacaville, CA 95688
EUGENE E. MADONNA SR	<i>Eugene E. Madonna Jr</i>	536 Shady Glen ave	Vacaville, CA 95688
Kathleen M. Cruice	<i>Kathleen M. Cruice</i>	524 Shady Glen Ave.	Vacaville, CA 95688
Dianne L. Grimard	<i>Dianne L. Grimard</i>	518 Shady Glen Ave	Vacaville, CA 95688
Richard A. Grimard	<i>Richard A. Grimard</i>	518 Shady Glen Ave.	Vacaville, CA 95688
ALEXANDER LARSEN	<i>Alex LARSEN</i>	513 SHADYGLEN AVENUE	Vacaville, CA 95688
JANEX CROWLER LARSEN	<i>[Signature]</i>	" " " "	Vacaville, CA 95688
KARIN A FLYNN	<i>Karin A Flynn</i>	725 PINTAIL DR	Vacaville, CA 95688
Bruce T. Flynn	<i>B. T. F.</i>	725 Pintail Dr	Vacaville, CA 95688
Heidi Prentice	<i>Heidi Prentice</i>	500 Widgeon Ct.	Vacaville, CA 95688
Linda Krummes	<i>Linda Krummes</i>	518 Widgeon Ct	Vacaville, CA 95688
Lesi Fernandez	<i>[Signature]</i>	1000 Stinson Ct, 95688	Vacaville, CA 95688
MARIO MASON	<i>[Signature]</i>	1000 Stinson Ct, 95688	Vacaville, CA 95688
Edwin Agalloili	<i>[Signature]</i>	1000 Stinson Ct	Vacaville, CA 95688
MICHAEL SCOTT RAMOS	<i>Michael S Ramos</i>	506 STINSON AVE, 95688	Vacaville, CA 95688
Donna Claire Combs	<i>Donna Claire Combs</i>	513 Stinson Ave. 95688	Vacaville, CA 95688
Sam Fernandez	<i>[Signature]</i>	525 Stinson Ave 95688	Vacaville, CA 95688
Linda Fernandez	<i>Linda Fernandez</i>	525 Stinson Ave 95688	Vacaville, CA 95688
Anthony Borja	<i>[Signature]</i>	536 Stinson Ave.	Vacaville, CA 95688
T. [Signature]	<i>[Signature]</i>	485 BUCK AC	Vacaville, CA 95688
			Vacaville, CA 95688
			Vacaville, CA 95688
			Vacaville, CA 95688
			Vacaville, CA 9568
			Vacaville, CA 9568

Post in General



Scott Brown
 , Vacaville Gibson Canyon



Poll: For or against proposed project "Farmstead at N. Orchard"

In my opinion this type of development does not belong nor fit in the North Orchard neighborhood. There are no other highly compacted housing in our area, it is totally unlike any other development that has taken place in the N. Orchard area since 1974. It's further my opinion that these duplexes will put further strain on our water system that already experiences low water pressure. It's also my opinion that highly compacted housing (Development calls it medium, but considering that housing means single family homes, and that I have not seen single family homes more compacted than this, that this is the highest possible compact single family housing possible) brings more crime even if we are considering crime per capita, that's not considering the stress involved in being married to your neighbor, having common walls, small outside living space, etc. This type of housing is usually created for people who commute, considering the Vacaville transit system ignores N. Orchard, there are no current stops, this means all these people will be in transit to and from their highly compacted homes. I would posit that the only people who will benefit from this destructive proposed project will only be the developers and whatever city leaders might benefit politically or financially from it. It will bring more crime, put more burden on our water system, cause a significant increase in traffic and be an eye sore we must drive past every day on our way to our jobs. It does not benefit us in any way I can see, but it does create burdens we should not have to suffer. It breaks with the overall theme of the N. Orchard neighborhood. It seems to me that developments like this would be better placed closer to the freeway, where they are actually needed and wanted. N. Orchard is at the very edge of the city boundaries, literally bordering the line between county and city. Why is a bedroom community, highly compacted, duplex development even being considered this far away from where the people who might live there need to be? It's my opinion that the developers wish to profit as much as possible, but at our expense. It's also my opinion that they are using the reputation of our neighborhood as a benefit to add to their profit margin. The developers are not part of our community, they live far away and yet their advertising seeks to promote them as locals who care. They do not care about the people in our neighborhood, they only care to profit from our reputation as being one of the best neighborhood in Vacaville. I have created an online petition against this proposed development at: <https://www.change.org/p/christina-love-cityofvacaville-com-petition-against-proposed-development-named-farmstead-at-n-orchard-vacaville-ca> If you feel as I do, please take the time and sign the petition. Christina Love, the Associate Planner associated with this proposed project will get updates when people sign the online petition against this proposed development.

Choose one:



Against the proposed "Farmstead at N. Orchard" development
 91%

Comments

Name	Location	Date	Comment
Erik Mrazek	Vacaville, CA	2018-06-09	This development is a horrible idea. It would not improve the north Orchard neighborhoods. It would create an infrastructure nightmare for all that live in this area.
Jennifer Blandford	Vacaville, CA	2018-06-10	I concur that this is not best fit for this area or our community.
Sally Thaller	Vacaville, CA	2018-06-10	I feel like this community will only further negatively impact our resources. It will be a strain on our water, roadways, and be an eye sore.
Rose Gullett	Vacaville, CA	2018-06-11	This type of development would likely change our calm, peaceful, safe neighborhood to one that is overly-crowded, less attractive, less safe for kids walking home...and our home values would probably be negatively impacted as a result.
Lyndsay Zadnik	Vacaville, CA	2018-06-12	I grew up on a fruitvale and also just up the street off North Park. The schools were already overcrowded then (back in the 90s/00s). This is a poorly thought out idea, and absolutely does not go with the current vibe of this community. Would be a shame to see Alik's land sold in this manner.
Andrea Hofmann-Miller	US	2018-06-12	Keep the character of our side of town
Kimberlie Haddon	Vacaville, CA	2018-06-12	We moved to the Orchard/Fruitvale road area with our 3 children almost 5 years ago specifically for its established, serene, quiet, old town, orchard feel. Would hate to see that tainted in any way.
Dena Nofuentes	Vacaville, CA	2018-06-12	Orchard has traffic congestion issues resulting from the five schools that surround it and lack of bus transportation for students. I don't think we need to add anymore cars and housing communities to this area.
Mary Brown	Vacaville, CA	2018-06-13	I'm Signing because I agree completely with this petition, and the other positive signers. More importantly this project is in the planning stages, and the land in question is still County land, not yet owned by Vacaville. I feel that collectively we have a very real chance to affect what will happen to our beloved neighborhood.
Harry Dykstra	Vacaville, CA	2018-06-15	Adding this into our neighborhood is a horrible idea in many ways. Traffic school water pressure parking and possible criminal activity in such a neighborhood all need to be addressed.
morris LeBard	vacaville, CA	2018-06-17	I would send a check, I do not feel comfortable giving out the information requested.
morris LeBard	vacaville, CA	2018-06-17	To build medium density is a terrible idea, we have high density just a few blocks away Besides the problems with the added traffic this would affect our services to the area. I have lived in this area for 30+ years and I am concerned with the impact this would have on my and other personal values to our investment in the future.

Name	Location	Date	Comment
Kelly Hile	Vacaville, CA	2018-06-19	The increase in traffic, possible increase in crime, increased numbers at nearby schools are not positive. And it looks like only one, maybe two entrances / exits in this development? No widening of the road on Fruitvale? No sidewalk?
Gary Eisenberg	Vacaville, CA	2018-06-19	Not a good fit for our neighborhood.
Lindsay Brick Nielson	US	2018-07-17	I want our neighbor to stay what it is, peaceful and traffic free for the hundreds of kids who live right in this area!
Tiffany Van Vesseem	Vacaville, CA	2018-07-17	We don't need to build everywhere. Leave some beauty
Gabriella Borello	Vacaville, CA	2018-07-17	I'm signing because this is the best part of Vacaville, please don't put apartments here :(
Joelle S	Vacaville, CA	2018-07-18	This is a comparatively small parcel of land to develop for such an upheaval to a well established Vacaville neighborhood. Medium density housing means more than just the headache of living with construction of new homes. It requires roads to be widened and utility system updates. When is it ever a good thing to diminish the current residents' quality of life and maybe even their property values for a new development? Vacaville is not an island. The city doesn't need to fill every green space with homes.
Joelle S	Vacaville, CA	2018-07-18	This is a comparatively small parcel of land to develop for such an upheaval to a well established Vacaville neighborhood. Medium density housing means more than just the headache of living with construction of new homes. It requires roads to be widened and utility system updates. When is it ever a good thing to diminish the current residents' quality of life and maybe even their property values for a new development? Vacaville is not an island. The city doesn't need to fill every green space with homes.
Julienne Esparza	Vancouver, WA	2018-07-18	As a former resident and with my whole family still living down the street I know this is a horrible idea. Those trees have stood there longer than most of the residents and that area shouldn't be exploited this way. The new housing should keep the current charm of the rest of the area.
Shane Shannon	Vacaville, CA	2018-10-11	This kind of development will take away what is special about this neighborhood. This is a quiet and peaceful neighborhood and that is why it is a desirable place to live. The development will take it away what is special about this neighborhood, by increasing traffic, building homes that don't fit with the rest of the neighborhood and forever changing it into every other city neighborhood. Vacaville stands out among other communities, because of its open spaces and small town feel. I don't want Vacaville to turn into Fairfield, where the city approves houses to be built on every square inch so they can get more taxes!
Michelle Ortiz	Vacaville, CA	2018-10-19	Vacaville's city council, looking to expand revenues, basically rubber stamps every development that is presented to them. While North Village, Southtown and Cheyenne were approved (along with Mello-Roos taxation), Farmstead is an infill project and some of the required infrastructure is in place. The planning commission showed concern over the nearly 30 year old zoning (medium

Name	Location	Date	Comment
Yamileth Shannon	Oakland, CA	2018-11-17	density) but traffic and water pressure concerns should be more than enough reason for the council to reduce the zoning. I am not anti-development but I believe in smart development.
Yamileth Shannon	Oakland, CA	2018-11-17	We live on Fruitvale Rd. and we were never notified of any proposal by the developer, as it was put out by the council. The council disregarded some it's own regulations like requiring a six acre park, but instead allows the developer to put in a scant green space that is not easily accessible to the rest of the neighborhood. The councils staff produced bogus studies of impacts on traffic and the existing water infrastructure, saying that there will be negligible impact to the community and favorable to moving forward with the developer. The water pressure in our neighborhood cannot handle having 130 additional homes attached to its already strained system and cause a large drop in water pressure. The traffic will increase by approximately 260 vehicles, with only two entry and exit points from the development. The staff said schools would only see about 35 new students, but the demographics of the neighborhood is changing as seniors move out and young families with children move in. The draw of this neighborho
Ashley Ralston	Sacramento, CA	2019-01-09	I do not think that this area can or should sustain such a dense housing development. Also, I am deeply concerned about the impact on Hemlock Elementary and the other schools that will be impacted by this. 60 homes or so would be ok, definitely NOT 130! This is way too dense for this area.
Mary Brown	Vacaville, CA	2019-04-08	I feel the Farmstead project is so very wrong on all levels, there are so many valid reasons why this project should have never been approved. Today I am still trying to make sense of all this and still looking for at least one positive thought about this project I Can't help but wonder if I followed the MONEY if I could better understand what the city is doing?
Kristine Sag	Vacaville, CA	2019-04-08	The traffic impact with that many homes in a tight space is going to be horrendous. With low income families comes more crime which will impact our homes, schools, and children. I don't mind regular single family homes built on Fruitvale and Orchard but this is just wrong for our neighborhood.
Kristen Navarro	Vacaville, CA	2019-04-08	There is ample space a thousand other places in Vacaville for high/medium density housing in Vacaville that would accommodate both the traffic and schooling needs of the new residents. THIS is not one of them. It will fail. It will cause problems, headaches and uproar. Don't let this be another Dutch Bros (terrible location that continues to cause traffic woes). Listen to the people who already reside there. It does not belong!!
Kristina Widner	Vacaville, CA	2019-04-08	This is my part of the city and we don't need anymore traffic congestion than there already is. Why can't these developers just leave well enough alone. Go find an area that wants this kind of development to occur around them.

Signatures

Name	Location	Date
scott brown	Fairfield, CA	2018-06-09
Julianne Mrazek	Vacaville, CA	2018-06-09
Erik Mrazek	Vacaville, CA	2018-06-09
Tracee Eberhart	San Francisco, CA	2018-06-09
Richard Rossini	Palo Alto, CA	2018-06-09
Jon Pope	Vacaville, CA	2018-06-09
Robert Baker	Vacaville, CA	2018-06-09
Gary Eisenberg	Vacaville, CA	2018-06-09
Tasha Hagerman	Vacaville, CA	2018-06-09
Kerrie Guerrero	Vacaville, CA	2018-06-09
Joseph Hammer	vacaville, CA	2018-06-09
Sharlene Mccombe	Vacaville, CA	2018-06-09
Janet Larsen	Vacaville, CA	2018-06-09
Kristen Navarro	Vacaville, CA	2018-06-09
Sue Sabile	Vacaville, CA	2018-06-09
Michelle Clement	Vacaville, CA	2018-06-09
Dawn Mitchell	Vacaville, CA	2018-06-09
Brett Musgrove	Vacaville, CA	2018-06-09
Mary Clark	Vacaville, CA	2018-06-09
Robin Newey	Vacaville, CA	2018-06-09

Name	Location	Date
Kimberly Wells	Sonoma, CA	2018-06-09
Arianna Musgrove	Vacaville, CA	2018-06-09
Monica Buescher	Vacaville, CA	2018-06-09
Julie McDonald	Vacaville, CA	2018-06-10
James Henry	Vacaville, CA	2018-06-10
Adrienne Oswalt	Vacaville, CA	2018-06-10
Priscila Fernandez	Vacaville, CA	2018-06-10
Robin Hunt	Vacaville, CA	2018-06-10
Amy Goddard	Vacaville, CA	2018-06-10
Jessica DeGrange	Vacaville, CA	2018-06-10
Monica Ross	Vacaville, CA	2018-06-10
Samantha Lindholm	Vacaville, CA	2018-06-10
Renee Barr	Vacaville, CA	2018-06-10
Holly Kirk	Vacaville, CA	2018-06-10
Dar-Al Blankinship	Vacaville, CA	2018-06-10
Barbra Figueira	Vacaville, CA	2018-06-10
Sarah B	San Carlos, CA	2018-06-10
Douglas Figueira	Vacaville, CA	2018-06-10
Chandra Dodd	Vacaville, CA	2018-06-10
mike mcombe	Vacaville, CA	2018-06-10
Noelle Buckband	Vacaville, CA	2018-06-10
Kathy Lopez	Vacaville, CA	2018-06-10

Name	Location	Date
Beverly Canova	Vacaville, CA	2018-06-10
— Greg Gorohoff	Concord, CA	2018-06-10
Deborah Gallagher	Vacaville, CA	2018-06-10
Marla Mandell	Vacaville, CA	2018-06-10
Jennifer Blandford	Vacaville, CA	2018-06-10
Barbara Gill	Vacaville, CA	2018-06-10
— Randy Hartman	Elk Grove, CA	2018-06-10
Carrie Nielsen	Vacaville, CA	2018-06-10
— Stephen Owens-Wong	Hayward, CA	2018-06-10
Nicole Bimber	Vacaville, CA	2018-06-10
— DeAndra Bryant	US	2018-06-10
Sally Thaller	Vacaville, CA	2018-06-10
Pamela Olson	Vacaville, CA	2018-06-10
— Arynne Lamantia	US	2018-06-10
— Amy Wassell	Lafayette, CA	2018-06-10
Raychel Whedbee	Vacaville, CA	2018-06-10
— Aaliyah Brown	US	2018-06-10
Michelle Ortiz	Vacaville, CA	2018-06-10
Shawn Jordan	Vacaville, CA	2018-06-10
Patricia Crist	Vacaville, CA	2018-06-10
Elisa Dalling	Vacaville, CA	2018-06-10
Nichole Beaudry	Vacaville, CA	2018-06-10

Name	Location	Date
Jason Morace	Vacaville, CA	2018-06-10
Lindsay Pope	Vacaville, CA	2018-06-10
George Steggall	Vacaville, CA	2018-06-10
Leslie Shebley	Vacaville, CA	2018-06-10
— Dana Guerrero	San Jose, CA	2018-06-10
— Audrey Musgrove	Dixon, CA	2018-06-10
— Richard Lais	San Francisco, CA	2018-06-10
Noel Bradanini	Vacaville, CA	2018-06-10
Christine Heise	Vacaville, CA	2018-06-10
Rachele Poplin	Vacaville, CA	2018-06-10
Michelle McGranahan	Vacaville, CA	2018-06-11
Jordan Poplin	Vacaville, CA	2018-06-11
— Tiffani Lanting	Citrus Heights, CA	2018-06-11
— Priscilla Lopez	Oakland, CA	2018-06-11
— Carly Blankinship	San Jose, CA	2018-06-11
Gary Lee	Vacaville, CA	2018-06-11
Lisa Dean-Gilley	Vacaville, CA	2018-06-11
Rose Gullett	Vacaville, CA	2018-06-11
Jenna Giottonini	Vacaville, CA	2018-06-11
Rick Hamilton	Vacaville, CA	2018-06-11
linda peterson	Vacaville, CA	2018-06-11
— Dayna Lipkin	San Jose, CA	2018-06-11

Name	Location	Date
Connie Rosa-Geiskopf	Vacaville, CA	2018-06-11
Jamie Simpson	Vacaville, CA	2018-06-11
Tiffany Henry	Vacaville, CA	2018-06-11
karen Whiteman	Vacaville, CA	2018-06-11
Dianne Halsey	Vacaville, CA	2018-06-11
Pamela Boller	Vacaville, CA	2018-06-11
Shanna Peters	Vacaville, CA	2018-06-11
Nicole Maneri	Vacaville, CA	2018-06-11
Elisabeth Haugen	Vacaville, CA	2018-06-11
Naomi Chador	Vacaville, CA	2018-06-11
Brittany Brummel	Rector, AR	2018-06-11
Tiffany De Tomasi	Vacaville, CA	2018-06-11
Mellessa bishop	Vacaville, CA	2018-06-11
Somto Uzoka	US	2018-06-11
Stephanie Charter	Vacaville, CA	2018-06-11
robert ramos	US	2018-06-11
Carol Wise-Littrell	US	2018-06-11
willie woods	US	2018-06-11
Erfina Juita	Sacramento, CA	2018-06-11
Samantha Mendez	US	2018-06-12
Patricia Martin	Vacaville, CA	2018-06-12
Sean Martin	Vacaville, CA	2018-06-12

Name	Location	Date
Michelle Gaborko	Vacaville, CA	2018-06-12
Linda gabel	Vacaville, CA	2018-06-12
angel pompliano	vacaville, CA	2018-06-12
Jeremy White	Vacaville, CA	2018-06-12
Julie Moak	Vacaville, CA	2018-06-12
Brianna Cahoon	Vacaville, CA	2018-06-12
Christina Meek	Vacaville, CA	2018-06-12
Monica Arnett	Vacaville, CA	2018-06-12
Matt Hermon	Vacaville, CA	2018-06-12
Sherrie Reynolds	Vacaville, CA	2018-06-12
Jennifer Brisbon	Vacaville, CA	2018-06-12
April schmutzler	Vacaville, CA	2018-06-12
Pamela Reyes	Vacaville, CA	2018-06-12
Cassandra Collier	Vacaville, CA	2018-06-12
Al Taylor	Vacaville, CA	2018-06-12
Jennifer Moak	Vacaville, CA	2018-06-12
Sharon Patelzick	San Jose, CA	2018-06-12
Paula Windham	Vacaville, CA	2018-06-12
Grace Rydjord	Vacaville, CA	2018-06-12
Mary Jannisse	Vacaville, CA	2018-06-12
Deanna Simmons	Vacaville, CA	2018-06-12
Sherry Oakley	Vacaville, CA	2018-06-12

Name	Location	Date
Amber Bloss-Annis	Granger, IN	2018-06-12
Cami Hoff	Palo Alto, CA	2018-06-12
Miranda Cornejo	Dixon, CA	2018-06-12
Sudha Chidambaram	San Jose, CA	2018-06-12
John Perchaz	vacaville, CA	2018-06-12
Lyndsay Zadnik	Vacaville, CA	2018-06-12
Judy Burton	Vacaville, CA	2018-06-12
Lauren Chalmers	Vacaville, CA	2018-06-12
Ron Jacobson	Oakland, CA	2018-06-12
Kimberlie Haddon	Vacaville, CA	2018-06-12
Robert Silva	Vacaville, CA	2018-06-12
Sarah Milligan	US	2018-06-12
Michelle Cordell	Vacaville, CA	2018-06-12
Rendi Baker	Vacaville, CA	2018-06-12
Laura Richardson	Vacaville, CA	2018-06-12
Andrea Hofmann-Miller	US	2018-06-12
Chrissy Helmer	Oakland, CA	2018-06-12
April White	Vacaville, CA	2018-06-12
Stacy Mitchell	Vacaville, CA	2018-06-12
Elyse Lago	Vacaville, CA	2018-06-12
ellis jelly	US	2018-06-12
Jennifer Oakley	Vacaville, CA	2018-06-12

Name	Location	Date
Ame Newton	Vacaville, CA	2018-06-12
Anjee Deards	Vacaville, CA	2018-06-12
Malissa Blair	Vacaville, CA	2018-06-12
Janice Ure	Vacaville, US	2018-06-12
Monique Rao	Vacaville, CA	2018-06-12
Julie Riley	Huntington Beach, CA	2018-06-12
Dena Nofuentes	Vacaville, CA	2018-06-12
Lisa Courtney	San Francisco, CA	2018-06-12
Samantha DePoorter	Pleasanton, CA	2018-06-12
Emily Qirreh	Vacaville, CA	2018-06-12
Jenny Murphy	Vacaville, CA	2018-06-12
Bruce and Kim Carmichael	Vacaville, CA	2018-06-12
Donna Couture	Vacaville, CA	2018-06-12
Theresa Mejia-Chapman	Vacaville, CA	2018-06-12
Sara McConville	Vacaville, CA	2018-06-12
John Mena	US	2018-06-12
Aleina Lam	Dayton, VA	2018-06-12
lucas tzul	US	2018-06-12
Tammi Stout	Vacaville, CA	2018-06-12
Haris Iftikhar	US	2018-06-12
Karen Bradford	Vacaville, CA	2018-06-12
Jo Clark	Vacaville, CA	2018-06-12

Name	Location	Date
Amy Pittard	Vacaville, CA	2018-06-12
Janelle Easling	Vacaville, CA	2018-06-13
Stephen Easling	Vacaville, CA	2018-06-13
— melissa easling	Fairfield, CA	2018-06-13
sarah tigrì	vacaville, CA	2018-06-13
Mary Brown Brown	Vacaville, CA	2018-06-13
Desiree Crone	Vacaville, CA	2018-06-13
— Helga Austin	San Diego, CA	2018-06-13
— Maylene Ripley	Oakland, CA	2018-06-13
Magen Boykin	Vacaville, CA	2018-06-13
Carina Matthews	Vacaville, CA	2018-06-13
Megan Canalita	Vacaville, CA	2018-06-13
Jennie Edney	Vacaville, CA	2018-06-13
— Ebony Irving	US	2018-06-13
— Christie Larlee	San Jose, CA	2018-06-13
Debbie Lopez	Vacaville, CA	2018-06-13
Jean Davis	Vacaville, CA	2018-06-13
Susan Long	Vacaville, CA	2018-06-13
— Barbara Lotze	Roseville, CA	2018-06-13
— Alexia Garibay	US	2018-06-13
— Yesenia Miramontes	El Monte, CA	2018-06-13
Michelle Morgan	Vacaville, CA	2018-06-13

Name	Location	Date
Adrian Feike	Vacaville, CA	2018-06-13
— Tammy Hayward	Kent, WA	2018-06-13
Alyson Webb	Vacaville, CA	2018-06-14
Christy Munoz	Vacaville, CA	2018-06-14
— C STEVENSON Stevenson	Redding, CA	2018-06-14
Thomas Newkirk	Vacaville, CA	2018-06-14
Katrina Brown	Vacaville, CA	2018-06-14
Harry Dykstra	Vacaville, CA	2018-06-14
JoAnn Blankinship	Vacaville, CA	2018-06-15
— Laurie Koran	San Ramon, CA	2018-06-15
Randy Henry	Vacaville, CA	2018-06-15
Debbie Meyer	Vacaville, CA	2018-06-15
Denise Johnson	Vacaville, CA	2018-06-16
Joe Lee	Vacaville, CA	2018-06-16
— Derrick Johnson	Oakland, CA	2018-06-16
— JOHN BRISCOE	Gridley, CA	2018-06-17
Kristin Cihak	Vacaville, CA	2018-06-17
— Betty j. Mortensrn	Napa, CA	2018-06-17
Dona Witzel	Vacaville, CA	2018-06-17
— Ward Charter	Sonoma, CA	2018-06-17
— Joan Kelley	Merced, CA	2018-06-17
— Morris LeBard	Oakland, CA	2018-06-17

Name	Location	Date
— Carolyn Stevens	Sunnyvale, CA	2018-06-17
— Roni Milander	Oakland, CA	2018-06-18
— Stephanie Quesada	Saint Helena, CA	2018-06-18
Kelly Hile	Vacaville, CA	2018-06-19
Heather Helton	Vacaville, CA	2018-06-19
Lana Stueve	Vacaville, CA	2018-06-20
— Joan Merrill	Pleasant Hill, CA	2018-06-20
Yolanda Garcia-Martinez	Vacaville, CA	2018-06-20
Steve Bera	Vacaville, CA	2018-06-20
— Kimberly Wells	Napa, CA	2018-06-21
Michael Altarriba	Vacaville, CA	2018-06-21
Diane Holt	Vacaville, CA	2018-06-21
Elizabeth Laird	vacaville, CA	2018-06-21
Robert Serface	Vacaville, CA	2018-06-26
Kayleigh Abeloe	Vacaville, CA	2018-07-16
Bryce Jean	Vacaville, CA	2018-07-17
Amanda Jean	Vacaville, CA	2018-07-17
Jeff Nelson	Vacaville, CA	2018-07-17
Andrea Thompson	Vacaville, CA	2018-07-17
— Victoria Black	Fairfield, CA	2018-07-17
— Lindsay Brick Nielson	US	2018-07-17
Ryan Ceccanti	Vacaville, CA	2018-07-17

Name	Location	Date
Diane Vanbezey	Vacaville, CA	2018-07-17
Tiffany Van Vessem	Vacaville, CA	2018-07-17
Katie Ireton	Vacaville, CA	2018-07-17
Erica Walker	Vacaville, CA	2018-07-17
Katie Black	Vacaville, CA	2018-07-17
Mitch Nielson	Vacaville, CA	2018-07-17
Gabriella Borello	Vacaville, CA	2018-07-17
Rosemary Johnson	Vacaville, CA	2018-07-17
Stephanie Kuidis	Vacaville, CA	2018-07-17
Kimberly Carlson	Garden Valley, CA	2018-07-17
Kristie Moran	Fresno, CA	2018-07-17
Kendra Villarreal	Vacaville, CA	2018-07-17
Brenda Bradford	San Leandro, CA	2018-07-17
Kaye Isnor	Vacaville, CA	2018-07-17
Kacey Ramos	Vacaville, CA	2018-07-18
Traci Jacobsen	Vacaville, CA	2018-07-18
Aaron Richardson	Roseville, CA	2018-07-18
Carrie Lance	Vacaville, CA	2018-07-18
Joelle Sesar	Vacaville, CA	2018-07-18
Jessica Jones	Vacaville, CA	2018-07-18
Julienne Esparza	Vancouver, WA	2018-07-18
Paul Sesar	Katy, TX	2018-07-18

Name	Location	Date
— Greg Ramos	San Francisco, CA	2018-07-18
Lis Ryburn	Vacaville, CA	2018-07-18
Mary King	Vacaville, CA	2018-07-18
— Nickola Deal	Oakland, CA	2018-07-18
— Jenna Browne	Modesto, CA	2018-07-19
— Alexis Alden	San Francisco, CA	2018-07-19
Barbara Jean	Vacaville, CA	2018-07-22
— James James	US	2018-09-22
— Tonja Bell	US	2018-09-25
— max morelli	US	2018-09-25
— Edgar Ramirez	US	2018-10-05
Shane Shannon	Vacaville, CA	2018-10-11
— Ingrid Morales	US	2018-10-18
— John Cobb	US	2018-10-26
— Joseph Patterson	US	2018-10-26
— Yamileth Shannon	Oakland, CA	2018-11-17
— Ashley Ralston	Sacramento, CA	2019-01-09
— Utkarsh Nath	Fremont, US	2019-01-23
— Carole Hagen	Hillsboro, US	2019-01-24
— Dena Cornelius	Amarillo, US	2019-01-26
— Donald Caraway	US	2019-02-17
— Mary O'Connor	Houston, US	2019-02-17

Name	Location	Date
Tom Panacci	Vacaville, CA	2019-03-09
Michael Friedmann	Bronx, US	2019-03-18
Catherine Lamb	Vacaville, US	2019-04-08
Donell Weekley	Vacaville, US	2019-04-08
Diana T King	Vacaville, CA	2019-04-08
Carla Jaye	Vacaville, CA	2019-04-08
Richard McDonald	Vacaville, US	2019-04-08
Julie Kim	Vacaville, CA	2019-04-08
Andres Santamaria	Vacaville, CA	2019-04-08
Diane Santamaria	Vacaville, CA	2019-04-08
Anna Allen	VACAVILLE, CA	2019-04-08
Deborah Lazaro	Vacaville, CA	2019-04-08
Sarah Corpus	vacaville, US	2019-04-08
Matthew Woleslagle	Vacaville, CA	2019-04-08
Frank Schuddeboom	Vacaville, US	2019-04-08
Albert Fox	Vacaville, US	2019-04-08
Taleane Roberts	Vacaville, US	2019-04-08
John Corpus	Vacaville, CA	2019-04-08
Roxanna Guido	Vacaville, US	2019-04-08
Debra Stock	Vacaville, US	2019-04-08
Willa Sheppard	Vacaville, CA	2019-04-08
Rose Seguerria	Vacaville, CA	2019-04-08

Name	Location	Date
George Burton	Vacaville, US	2019-04-08
Fernando Chavez	Vacaville, US	2019-04-08
Marc DeSplinter	Vacaville, CA	2019-04-08
— Diane Coggins	Oakland, US	2019-04-08
Roberta Nance	Vacaville, CA	2019-04-08
Nicole Kilmurray	Vacaville, US	2019-04-08
— Seth Simmons	Sunnyvale, CA	2019-04-08
Lindsey Gonzales	Vacaville, CA	2019-04-08
Tuttle Lindsay	Vacaville, CA	2019-04-08
— Kevin Eubanks	Davis, CA	2019-04-08
— Kevin Kilmurray	San Francisco, US	2019-04-08
Matthew Guido	Vacaville, CA	2019-04-08
— Stone Ford	Williston, US	2019-04-08
— Danielle Wing	Oakland, US	2019-04-08
Kristine Sagan	Vacaville, CA	2019-04-08
Ashley Guglielmoni	Vacaville, CA	2019-04-08
Valerie Frese	Vacaville, CA	2019-04-08
Sara Royer	Vacaville, CA	2019-04-08
Carlie Moreno	Vacaville, US	2019-04-08
Jennifer Capoot	Vacaville, US	2019-04-08
Jeff Crowson	Vacaville, CA	2019-04-08
Tara Ragsdale	Vacaville, US	2019-04-08

Name	Location	Date
Jasmine Risso	Vacaville, CA	2019-04-08
Ashley Barnett	Vacaville, CA	2019-04-08
— Paula Williamsgomez	Livermore, CA	2019-04-08
Kristina Widner	Vacaville, CA	2019-04-08
Elizabeth Scarrott	Vacaville, CA	2019-04-08
— Lauren Gonzales	Los Angeles, CA	2019-04-08
Sheree rodriguez Rodriguez	Vacaville, CA	2019-04-08

RESOLUTION NO. 2018-137

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE REAFFIRMING THE ENVIRONMENTAL IMPACT REPORT (EIR) AND FINDINGS OF FACT & STATEMENT OF OVERRIDING CONSIDERATIONS AND THE MITIGATION MONITORING AND REPORTING PLAN FOR THE VACAVILLE GENERAL PLAN (SCH# 2011022043) FOR THE FARMSTEAD AT NORTH ORCHARD PROJECT (APN 0125-040-110)

WHEREAS, the City of Vacaville has received applications to reaffirm the 2015 Vacaville General Plan Environment Impact Report (EIR), to approve an annexation, cancellation of Williamson Act Contract, Zone Change, Vesting Tentative Map, a Planned Development with Conditional Use Permit, and Design Review for a Park Master Plan, for the Farmstead at North Orchard project - a 130-lot detached single family development with a neighborhood park and public trails on 20.57 acres at 369 N. Orchard Avenue; and

WHEREAS, the City Council heard testimony from staff and other interested parties at the public hearing on August 11, 2011, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council approved and certified the Vacaville General Plan Environmental Impact Report (SCH# 2011022043); and

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on October 16, 2018, regarding said proposed reaffirmation for the Farmstead at North Orchard Project, and voted (4-2-1 abstain) to recommend that the City Council deny said actions; and

WHEREAS, the City Council heard testimony from staff and other interested parties at the public hearing on November 13, 2018, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, and voted (xxx) to approve the project.

WHEREAS, the City Council heard testimony from staff and other interested parties at the public hearing on November 13, 2018, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council finds that this project is within the scope of the previously approved Vacaville General Plan EIR (State Clearinghouse No. 2011022043), which adequately described the impacts of this project and meets the requirements of CEQA. As a condition of approval, development must comply with the mitigation monitoring plan identified in the General Plan EIR.

A. The decision-maker shall make the following findings:

1. That the activity is within the scope of the project covered by the previous EIR, negative declaration, or mitigated negative declaration;

Finding: The site is located within the City of Vacaville's Urban Growth Boundary, Sphere of Influence as identified in the General Plan and General Plan EIR. A Final Environmental Impact Report (FEIR) was certified for the General Plan by the City Council in August 2015 (SCH# 2011022043); the FEIR considered and disclosed the potential impacts that could result from the zone change to residential medium density based on a presumption of development of 167 dwelling units at the mid-point of the density range, and park land. The projected park space was six acres. The density range is 8.1-14.0 dwellings per acre; making the mid-point assumption approximately 11

dwellings per acre. The project will construct 130 homes, on approximately 15.82 developable acres with approximately 5 acres of park and trail space; making the density 8.22 dwellings per acre. Because the proposed project is below the assumed density calculations of the FEIR, the project is within the scope of that environmental analysis.

2. That no new significant effects would occur or no new mitigation measures would be required;

Finding: The City conducted a Modified Initial Study under CEQA to determine whether the project requires additional environmental review to examine whether there are project-specific significant effects peculiar to the project or its site that were not adequately addressed in the General Plan FEIR. The General Plan FEIR assumed residential and park development on the project site. As stated above, the assumed number of units on this site for the General Plan was higher than the proposed intensity of development. The environmental analysis in this Modified Initial Study relies on Sections 15168 and 15183 of the CEQA Guidelines, which govern program EIRs and projects consistent with a general plan or community plan. Under Section 15183, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, no additional environmental review is required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

3. That the Statement of Overriding Considerations, if any, adopted with the previous project for which the EIR was prepared has been incorporated into the project approval;

Finding: The project action incorporates all requirements of the previously approved General Plan FEIR mitigation measures. The City Council adopted a Statement of Overriding Considerations for significant unavoidable and cumulative impacts resulting from the General Plan FEIR indicating that the information in the FEIR had been considered, the benefits of the project had been compared to the significant environmental effects and that the benefits of the project outweigh the unavoidable adverse environmental effects, and thus these effects were considered "acceptable" under CEQA Guidelines Section 15093(a). Since the proposed development results in a decrease in the assumed residential units than analyzed in the FEIR, impacts have been adequately addressed in the General Plan FEIR and the project would not have any additional impacts. The City also reaffirms the Statement of Overriding Considerations for the proposed project.

4. That feasible mitigation measures or alternatives adopted with the previous EIR or mitigated negative declaration have been incorporated into the project approval; and

Finding: The project approval action would incorporate all requirements of the previously approved General Plan FEIR mitigation monitoring and reporting plan applicable to the project, as stated in the Project's Initial Study.

5. That no new environmental document would be required.

Finding: See Finding Environmental Review Finding 3, above. The City conducted the Modified Initial Study, including additional technical studies, to address any project-specific issues and finds that no project-specific significant effects would result from the project that were not already addressed in the General Plan FEIR.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vacaville hereby reaffirms the 2015 Vacaville General Plan Environment Impact Report for the Farmstead at North Orchard Project.


I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of November, 2018, by the following vote:

AYES: Council Members Hunt, Rowlett, Vice Mayor Mashburn and Mayor Augustine

NOES: Council Member Harris

ABSENT: None

ATTEST:



Michelle A. Thornbrugh, City Clerk

List of Exhibits:

Exhibit A – Farmstead at North Orchard Initial Study

ORDINANCE NO. 1935

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VACAVILLE AMENDING THE
MUNICIPAL CODE BY CHANGE OF ZONING MAP
FOR THE FARMSTEAD AT NORTH ORCHARD PROJECT AREA (APN 0125-040-110)**

THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION ONE: The City Council reaffirmed the Vacaville General Plan Final Environmental Impact Report for the Farmstead at North Orchard project in accordance with the findings in City Council Resolution 2018-137. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, being Ordinance No. 1552 is changed as follows:

The Farmstead at North Orchard project area is pre-zoned, contingent on the recordation of annexation and completion of the cancellation of the Williamson Act Contract, with the following zoning districts:

- RM - Residential Medium Density
- CF – Community Facilities

The change to the Zoning Map is more fully described in Exhibit A.

SECTION TWO: The City Council has reviewed the pre-zoning request to establish the RM and CF zoning districts on properties within the Farmstead at North Orchard project area as shown on Exhibit A hereto and finds:

1. That the proposed amendment is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: The pre-zoning designations for the Farmstead at North Orchard project are consistent with the planned land uses as designated by the City's General Plan. The proposed zone change is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development by creating lands for public recreation and access to community facilities, by creating space for new housing in an infill area of the City where all services are available.

2. That the proposed zone change would not be detrimental to the public health, safety, or welfare of the community;

Finding: The zone change would maintain public health, safety, and welfare of the community. The project will extend existing pedestrian connections and create new ones to promote safer walking and biking between existing homes, parks, and schools along currently well-travelled routes. The proposed zone change will provide for a public park to serve an underserved segment of the community. The proposed zone change establishes City access to maintain an existing drainage channel adjacent to the property and places numerous prominent trees in public lands.

3. That the proposed zone change would maintain the appropriate balance of land uses within the City;

Finding: The proposed project would maintain the appropriate balance of land uses because it would provide a different type of detached single-family residential unit than the immediate existing development, consistent with the City's General Plan land uses and in a manner that is compatible with adjacent residential areas by creating larger setbacks and landscaped buffers than required by City policy and that is typical of adjacent communities. Additionally, the project maintains the proper balance of land uses by establishing a public neighborhood park in a neighborhood that has a demonstrated lack of public park lands according to established City policy.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

Finding: The anticipated land uses on the project site are compatible with existing and future surrounding uses because they will be detached single-family homes on private lots with private yards and open space, similar to those of some of the existing homes in the area, and at a density that has been demonstrated to maintain all City services at acceptable standards. The project plans establish zoning that provides a large public open space setback along all perimeters of the site, in between existing residential areas and the project, thus incorporating landscaped setbacks with trails that separate existing homes from the site and that preserve large existing trees that are part of the established character of the area.

5. The potential impacts to the City's inventory of residential lands have been considered;

Finding. The zone change and annexation would add 130 potential dwelling units to the City's inventory of residential lands. This number is consistent with the limits on residential dwelling units for this infill site as established by the adopted General Plan.

6. That the proposed zone change is consistent with the development related application that is processed and approved concurrently with the other project development applications.

Finding: The proposed zoning is consistent with the land uses, site design, and project features identified in the Farmstead at North Orchard project. The requested zone change is consistent with the concurrent Vesting Tentative Map, Planned Development with Conditional Use Permit, and Design Review for the Park Master Plan. These entitlement requests are contingent on the recordation of annexation and completion of the cancellation of the Williamson Act Contract. The project is consistent with the vision of the overall project under consideration by the City.

SECTION THREE: The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit A, are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

SECTION FOUR: If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

SECTION FIVE: Effective Date.

This ordinance shall take effect thirty (30) days after passage thereof.

The rezoning shall become effective when the annexation of these properties becomes effective.

SECTION SIX: Publication.

This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

I HEREBY CERTIFY that this ordinance was **INTRODUCED** at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of November, 2018, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 11th day of December, 2018 by the following vote:

AYES: Council members Harris, Hunt, Rowlett, Vice Mayor Washburn
Mayor Augustine

NOES: NONE

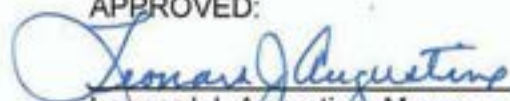
ABSENT: NONE

ATTEST:


Michelle A. Thornbrugh, City Clerk

December 11, 2018

APPROVED:


Leonard J. Augustine, Mayor

December 12, 2018

Memo

To: City of Vacaville

From: Philip King, Ph.D.

Re: Proposed Farmstead Community

The primary purpose of this memo is to demonstrate that the proposed Farmstead Community project meets LAFCO standard No. 8: **“Likelihood of Significant Growth and Affect on other incorporated or unincorporated territory”** by way of the following market demand and economic/fiscal analysis. LAFCO outlines precisely what substantiation/documentation is required.

Summary:

- Current market conditions justify the annexation of this infill site in a desirable area of Vacaville;
- The site has already been identified in the City’s General Plan for residential development since 1990;
- The Farmstead site is one of four near-term annexation areas for the City of Vacaville as indicated in the 2017 Municipal Services Review (MSR) as accepted by LAFCO in May 2017.

This memo discusses each of the four requirements to meet LAFCO standard #8 in order followed by a fiscal impact analysis.

LAFCO’s Required Documentation to meet Standard #8:

1. For a change of organization or reorganization where 40 acres or more of commercial or industrial land is proposed or where 100 acres of residential land use is proposed, a market study is required to document this analysis.

Since the proposed Farmstead community is on a 20-acre infill site at the southeast corner of Fruitvale Avenue and N. Orchard Avenue, **this requirement is not applicable**, although this memo does contain many or most of the elements necessary.

2. For a change of organization or reorganization where less than 40 acres of commercial or industrial land is proposed or where less than 100 acres of residential land use is proposed, the proponent shall provide an analysis of

likelihood of significant growth based on available information in responding to this standard.

The City of Vacaville's General Plan and ECAS Draft EIR¹ provides detailed information, based on the best available data and forecast for Vacaville's housing market. For 2016 to 2035, the EIR forecasts that 445 new residential units will be needed every year. Note that the proposed Farmstead community provides 130 units, less than 4 months supply. The EIR goes on to state that:

"Using the assumptions above, it is anticipated that approximately 9,680 new units will be built in Vacaville by 2035. This translates into an approximate annual growth rate of 1.2 percent. It should be noted that this is a robust projection of residential growth, especially when compared to regional growth projections developed by ABAG. ABAG's 2009 Projections for the entire Bay Area region averaged 0.86 percent annual growth between 2010 and 2035. Therefore, the residential projection for an annual growth rate of 1.2 percent in Vacaville indicates that Vacaville may grow faster than the region as a whole. Vacaville's moderate home prices, ample supply of residentially-designated land, accessibility to job markets in Vacaville as well as in both the Sacramento and inner Bay Area regions, and reputation as a family-friendly town are factors that would contribute to a higher-than-average residential growth rate, and based on historic development trends, this projection is reasonable. In addition, as discussed further in Chapter 4.12, Population and Housing, the total amount of development projected by ABAG in 2035 is actually similar to the 2035 projection in this EIR. ABAG assumes that there is more development in place in 2010 than other demographic data, such as from the California Department of Finance – the demographic data used in this EIR. Therefore, although the increment of new development projected by ABAG is less than that projected in this EIR, the total amount of development (existing plus new) anticipated in 2035 by ABAG is similar to that predicted in this EIR." p. 3-43.

Consequently, the small Farmstead community project can easily be absorbed by future demand and also note that the forecasts here are consistent with ABAG's forecasts. It should also be noted that as a small infill project in a desirable area, the Farmstead community is more likely to find significant demand for its homes even in a softer market.

3. An analysis of consistency of the proposed project with the City's Municipal Service Review.

¹ See <https://www.ci.vacaville.ca.us/home/showdocument?id=5512>.

The Farmstead community is consistent with the City of Vacaville’s Municipal Service Review (MSR), as the area is identified as a “near term annexation area.”² It should also be noted that the MSR indicates that the Farmstead community already has much of the infrastructure needed, which would have to be created for other projects. In particular, the MSR notes:

“Orchard Avenue at Fruitvale Road – This site, which lies north and south of Fruitvale Road and east of Orchard Avenue, is an unincorporated county island. The island encompasses approximately 27 acres, of which 21 acres are vacant and designated as Medium Density Residential. A six-acre park is designated in the southerly portion of the site. The City is capable of providing municipal services to this area once the properties are annexed into the city.”³

4. Documentation of the City’s Building Permit Activity over the past ten years, and current supply of residential units.

Between 2006 and 2016, residential construction permit activity in Vacaville averaged 273 units per year, including about 220 units per year of single-family units and the balance of multifamily units, including the time period that included the housing crash of the great recession. In 2015 and 2016, the single-family unit permit totals were 369 and 337, respectively, which is much more in line with the City’s longer-term permit history, from 1980 to 2016, during which the City permitted an average of 469 new units per year, including approximately 355 new single-family units per year. ⁴ City of Vacaville permit totals for 2017 were 311.

The City of Vacaville Community Development Department Residential Activity Report (Updated February 2018) ⁵ indicates approximately 5,824 total residential units in the supply pipeline for the Vacaville market area. A December 2018 (see Table 1) update based on The Ryness Report and a market survey conducted by AJ Craig Development show that approximately 4,563 total residential units exist as potential supply for the Vacaville market area (see blue shading for updates). However, it should be noted that certain projects are less likely to be delivered to market as compared to others (see orange shading). First, the Lagoon Valley project consisting of 1,015 units will be very difficult to bring online based on tremendous infrastructure cost, decreasing the overall total residential units to approximately 3,548. Second, the Foxboro Knoll residential units consist of large lots which are difficult to absorb in the Vacaville market currently as large lots sizes increase the

² See City of Vacaville: Final 2017 Influence Update City Council Review: May 8, 2017, p. 22.

³ See City of Vacaville: Final 2017 Municipal Service Review for Comprehensive Sphere of Influence Update City Council Review: May 8, 2017, Figure 4.4-4 Annexation Areas, p. 21.

⁴ California State Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2017 (<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>)

⁵ City of Vacaville, Residential Activity Report (Updated February 2018).

per lot construction costs to the point that challenges financial feasibility, thus decreasing the overall total residential units further to approximately 3,490. Lastly, the majority of units are included in projects located in growth areas at the edges of the City of Vacaville urban services area requiring the installation of new infrastructure to bring these units online allowing the Farmstead community to be absorbed by the Vacaville market much faster than the balance of the greenfield development projects included in the City's Residential Activity Report. Conversely, the Farmstead community is an infill site of 130 single-family homes, and as such, has all the required backbone infrastructure in place at the community plan boundaries. Another 122 remaining custom home lots are indicated in the City's Residential Activity Report, but these are usually absorbed by the market much slower as the pool of buyers for these lots is significantly smaller compared to the typical buyer seeking production homes in Vacaville. The City's Residential Activity Report also indicates a potential for 216 multifamily apartments by the Nut Tree, but these units are intended to be for-rent residential homes that are absorbed by a different consumer than that of production for-sale residential homes.

Table 1 - City of Vacaville Residential Activity Report (Updated December 2018)						
	Total Units	Built	Under Construction	Combined	Dec. 2018 Ryness Update	Remaining
Cheyenne at Browns Valley	206	157	21	178	206	0
Southtown 1A	141	98	34	132	141	0
North Village Unit 7	295	0	4	4		291
Brighton Landing (Village 1-6)	349	79	93	172	206	143
Brighton Landing (Village 7-12)	418	0	10	10		408
Southtown Phase 3	242	0	0	0		242
The Estates (Vanden Meadows)	176	0	0	0		176
Villages (Vanden Meadows)	463	0	0	0		463
Parkside (Vanden Meadows)	50	0	0	0		50
Foxboro Knoll (Vanden Meadows)	58	0	0	0		58
The Reserve Ph. 3 (Rogers Ranch)	29	0	29	29		0
Montessa	61	0	0	0		61
Roberts Ranch	785	0	0	0		785
Lagoon Valley	1015	0	0	0		1015
East Main District	83	0	0	0		83
The Farm at Alamo Creek	768	0	0	0		768
Potters Place North	20	0	0	0		20
	5159	334	191	525		4563
						1073
						3490

Fiscal Impact Analysis

This section of the report will estimate the fiscal impact of the project-- that is whether the project generates sufficient tax revenues to support the services required for residents from the Farmstead Community.

Table 2 below presents the results of the fiscal impact analysis for a complete build out of the Farmstead Community. These results are described in more detail later in this memo. Overall this community will generate an estimated \$961 in tax revenues, which significantly exceeds the average per Vacaville resident (\$837) or the City's average expenditure per resident, of \$810. Overall, this community will generate just under \$348,645 in additional revenues for the City of Vacaville per year.

The analysis in this memo does not include Operating or Capital Grants, which account for just over a quarter of the City's budget. Since some of these grants are tied to a City's population, the Farmstead property will also likely increase some of the City's significant grant revenue. However, this increase is difficult to estimate. Even without additional grant revenue, this community will generate tax revenue significantly beyond the cost of providing City services. **Overall, the Farmstead community will generate more tax revenues than the cost to the City to provide services.**

Table 2 Estimated Tax Revenues for the Proposed Farmstead Community

2017 Tax Revenue	Percent	Average Revenue per Vacaville Resident	Estimated Per Farmstead Resident	Calculated Increase
Property Tax	32%	\$ 268	\$ 470	\$ 170,400
Sales Tax	19%	\$ 159	\$ 324	\$ 117,508
Other Taxes	7%	\$ 59	\$ 59	\$ 21,258
Charges for Services	13%	\$ 109	\$ 109	\$ 39,480
Operating Grants & Contributions	12%	\$ 100		
Capital Grants & Contributions	16%	\$ 134		
Investment Income	1%	\$ 6		
All Other	0%	\$ 3		
Total Taxes/Fees Generated	100%	\$ 837	\$ 961	\$ 348,645
City Expenses per Capita			\$ 810	

Overview of the Community

The proposed community is on a 20-acre infill site at the southeast corner of Fruitvale Avenue and N. Orchard Avenue; it contains 130 single-family homes. AJCD WVP Vacaville, LLC, the community developer projects that these homes will sell for an average of \$530,000 to \$560,000; this study used the midpoint of this estimate \$545,000 as the average selling price for the homes. This study used the median

household size per capita, in Solano County, 2.79 for average household size, yielding an estimate of 363 residents of the proposed Farmstead community.

Table 2: Key Data for the Homestead Community⁶

Number of Houses	130
Average Selling Price	\$545,000
# People per Household	2.79
# Farmstead Residents	363

Method Used to Estimate Taxes Generated

Property Taxes were estimated based on an average selling price of \$545,000. The property tax rate in Vacaville is 1.17%. However, the City does not receive all this amount; the City share is 0.24%.⁷ As indicated in Table 1 above, the Farmstead community generates \$170,400 in new property taxes for the City of Vacaville.

Sales taxes were estimated based on an analysis of Vacaville retail purchased from *Insight Market Analytics* (see Appendix). This analysis estimates Vacaville residents' retail spending based on income and other demographics. The analysis also estimates what share of retail spending is "captured" by the City of Vacaville and what share "leaks" to other cities (e.g., Fairfield) or to online retailers. Despite Vacaville's significant retail development, the City has significant leakage in several categories which implies lower sales tax revenues.

Vacaville's current sales tax rate is 8.125% of which the City receives 1.75% directly, partly due to Measure M, passed in 2016.⁸ To estimate the sales taxes generated by the community, this analysis used the estimates from *Insight Market Analytics* contained in the appendix.

The analysis also adjusts for categories (e.g., groceries, prescription drugs) that are not generally subject to sales tax. As indicated in Table 3 below, the proposed Farmstead Community will generate \$117,508 additional dollars in sales tax revenues for the City due to spending from Farmstead residents, or \$324 per resident.

⁶ Estimates of household size were obtained from the US Census:

<https://www.census.gov/quickfacts/fact/table/vacavillecitycalifornia/HSD310216#viewtop>.

⁷ The State of California taxes all property at a 1% rate per year. This 1% share goes to various government agencies including school districts. The City of Vacaville receives 0.24267% (City of Vacaville *Comprehensive Annual Financial Report* 2016-2017, p. 153, Schedule 6).

⁸ See [https://ballotpedia.org/Vacaville,_California,_Sales_Tax,_Measure_M_\(November_2016\)](https://ballotpedia.org/Vacaville,_California,_Sales_Tax,_Measure_M_(November_2016)).

Table 3: Estimates of Retail and Sales Taxes Generated by Farmstead Community

Retail and Sales Taxes From Farmstead Project	Estimate
Estimated Vacaville Retail Spending per Capita	\$ 13,931
Estimated Vacaville Retail Subject to Tax per Capita	\$ 12,945
Estimated Retail per Capita from Farmstead Project	\$ 19,922
Estimated Retail per Capita from Farmstead Project Subject to Tax	\$ 18,513
Total Estimated Retail Spending for Proposed Farmstead Project	\$ 7,225,889
Total Estimated Retail Spending Subject to Tax for Proposed Farmstead Pro	\$ 6,714,720
Estimated Sales Taxes generated by the Project	\$ 117,508
Estimated Sales Taxes per Resident per Year	\$ 324

In addition, adding new residents to the City also increases the attractiveness of Vacaville for local retailers, which could plug some of the City's leakage; this was not included in the analysis. Despite Vacaville's significant presence with outlet malls and big-box stores, City residents still spend approximately 20% of their retail dollars outside of the City.

Other Fees/Taxes

This study assumed that residents of the Farmstead community would generate other taxes and fees at the same level of existing Vacaville residents. Since the projected income for the Farmstead community is significantly higher (\$125,000 per household) than the median household income in Vacaville (\$76,000 per household) due to the assumed average sales price, it is likely that fees and other taxes will be substantially higher, as they are for property and sales taxes. Thus, the estimates for other fees/taxes provided here should be considered very conservative.

Grants and Contributions

The City of Vacaville received a significant proportion of its revenues from grants and contributions, both for capital improvements and for current operations. Overall, these funds represented 28% of the 2016-2017 budget for the City of Vacaville⁹ This analysis assumed NO increase in grant revenue for the City as a result of this community. However, since many grants are tied to the population, one should expect that there would be an increase in grant revenues, but it's difficult to estimate this increase

⁹ City of Vacaville *Comprehensive Annual Financial Report 2016-2017*, p.12.

Conclusion

This memo indicates that the project has met the four elements necessary under LAFCO standard No. 8: **“Likelihood of Significant Growth and Affect on other incorporated or unincorporated territory.”**

1. For a change of organization or reorganization where 40 acres or more of commercial or industrial land is proposed or where 100 acres of residential land use is proposed, a market study is required to document this analysis.

The proposed Farmstead community is on a 20-acre infill site; consequently this requirement is not applicable.

2. For a change of organization or reorganization where less than 40 acres of commercial or industrial land is proposed or where less than 100 acres of residential land use is proposed, the proponent shall provide an analysis of likelihood of significant growth based on available information in responding to this standard.

The City of Vacaville’s General Plan and ECAS Draft EIR forecasts that 445 new residential units will be needed every year. The proposed Farmstead community provides 130 units, less than 4 months supply.

3. An analysis of consistency of the proposed project with the City’s Municipal Service Review.

The Farmstead community is consistent with the City of Vacaville’s Municipal Service Review (MSR), as the area is identified as a “near term annexation area.

4. Documentation of the City’s Building Permit Activity over the past ten years.

The City of Vacaville has issued an average of 273 residential construction permits between 2006 and 2016, including the time of the great recession, and over the last three years has issued anywhere from 311 to 379. Farmstead will likely absorb more quickly than other residential homes as it is unique being an infill, single family residential community in the highly coveted and long-established North Vacaville neighborhood within 1.2 miles of Vacaville’s historic downtown whereas the majority of the current residential units are greenfield projects in the newly developed area of Vacaville several miles from the city center.

Additionally, this annexation will not inhibit the development of lands already within the City or inhibit City's ability to meet its infill goals precisely because Farmstead is an infill community—and is identified as such in the MSR—that is moving forward in the approval process despite recent outlying annexations.

Lastly, the fiscal impact analysis provided indicates that the proposed Farmstead community will generate an estimated \$348,645 in additional tax revenues and fees for the City. This estimate implies a tax contribution averaging \$961 per resident per year compared to the City's average cost per resident of \$810 per resident per year and the average contribution (in taxes and fees) of \$837 per resident per year. Overall, the Farmstead community will generate more tax revenues than the cost to the City to provide services.

In sum, the Farmstead community easily meets the LAFCO standard #8. There is sufficient demand over the next ten years to justify this project, and, as an infill community, it will easily be absorbed in the community.



**Modified Initial Study/15183 Checklist
for the
Farmstead Project**

Prepared for:

City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, California 95688
Contact: Fred Buderl

Prepared by:

DUDEK
1102 R Street
Sacramento, California 95811
Contact: Christine Kronenberg, AICP

SEPTEMBER 2018

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1 INTRODUCTION.....	1
1.1 Project Overview and Project Background.....	3
1.2 Project Description.....	4
1.3 California Environmental Quality Act Compliance	14
2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	15
3 EVALUATION OF ENVIRONMENTAL IMPACTS.....	17
3.1 Aesthetics	17
3.2 Agriculture and Forestry Resources	21
3.3 Air Quality	26
3.4 Biological Resources	33
3.5 Cultural Resources.....	38
3.6 Geology And Soils	41
3.7 Greenhouse Gas Emissions	46
3.8 Hazards and Hazardous Materials	49
3.9 Hydrology and Water Quality.....	55
3.10 Land Use and Planning.....	61
3.11 Mineral Resources	64
3.12 Noise	65
3.13 Population And Housing	69
3.14 Public Services.....	72
3.15 Recreation	77
3.16 Transportation/Traffic	80
3.17 Tribal Cultural Resources	87
3.18 Utilities and Service Systems.....	89
3.19 Mandatory Findings Of Significance.....	99
4 REFERENCES.....	101

APPENDICES

A	Air CalEEMod
B	Geotechnical Report
C	Phase I ESA and Lead/Arsenic Report
D	Arborist Report
E	Biological Constraints Letter
F	Cultural Resources Report

- G Traffic Impact Study
- H Water Modeling Results

FIGURES

1	Project Location	5
2	Site Plan	7
3	Conceptual Park Plan.....	11

TABLES

1	Estimated Daily and Annual Construction Emissions	29
2	Estimated Daily and Annual Operational Emissions.....	29
3	2017/2018 School Enrollment	76
4	Student Generation Rate	76
5	Existing Conditions Intersection Operations	82
6	Proposed Project Projected Water Demand.....	91
7	Proposed Project Projected Demand in Wastewater Generation	92

1 INTRODUCTION

This Modified Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Farmstead project (proposed project). This document relies, in part, on the City of Vacaville General Plan approved by the City of Vacaville City Council on August 11, 2015 and its accompanying Environmental Impact Report (SCH#2011022043), also certified on August 11, 2015 (Resolution 2015-074) (General Plan EIR).

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The environmental analysis in this Initial Study relies on Sections 15168 and 15183 of the CEQA Guidelines, which govern program EIRs and projects consistent with a general plan or community plan.

Under Section 15183, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, no additional environmental review is required “except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

If these requirements are met, the examination of environmental effects is limited to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(CEQA Guidelines Section 15183(b).)

Under these sections, the program EIR, in this case the City's General Plan EIR, serves as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR.

The proposed project's land uses and development assumptions are consistent with the City's General Plan. Therefore, the Lead Agency (City of Vacaville or City) is not required to examine environmental impacts that have already been adequately evaluated in the previously certified General Plan EIR if the project would not lead to new or substantially greater environmental impacts, or to a significant impact that is peculiar to the project or to the project site.

This Modified Initial Study is a public document used by the City of Vacaville to determine whether the project may have a significant effect on the environment. If the City finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the City is required to prepare an EIR. Where the City determines that some impacts may be significant while others will not be significant or can clearly be mitigated to less-than-significant levels through mitigation measures to which the project proponent has agreed, the City may prepare an EIR focused on the potentially significant impacts. Under this last approach, the City may use an Initial Study to satisfy the requirements of CEQA Guidelines section 15168 (c)(4) and section 15128.

As document herein, since the certification of the General Plan EIR in 2015, there have been no significant changes in the physical environment that could result in a new or substantially increased impacts related to the project.

This Modified Initial Study serves to evaluate whether the environmental impacts of the proposed project are adequately addressed in the General Plan EIR. This Modified Initial Study indicates whether the proposed project would result in significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. Such impacts, if any, will be evaluated in an EIR (CEQA Guidelines Section 15183).

1.1 Project Overview and Project Background

The project site is located in the western portion of the City on a parcel of land that is under the jurisdiction of Solano County, but is entirely surrounded by land within the City essentially creating an “island” under the County’s jurisdiction, as shown on Figure 1, Site Location. The project site, 369 N. Orchard Avenue, is located southeast of the N. Orchard Avenue/Fruitvale Road intersection, with N. Orchard Avenue forming the western boundary and Fruitvale Road forming the northern project boundary. Hemlock Elementary School, two residential lots, and the Orchard Baptist Church border the project site on the south with Eldridge Avenue and residential lots along Laramie Way in the City located adjacent to the east side of the project site. Existing residences currently within the County border the northern boundary. The project applicant, AJCD WVP Vacaville, LLC, is proposing to annex the 20.57-acre project site (APN 0125-040-110) into the City to develop 130 single family detached lots as well as approximately 5+/- acres dedicated to a new public park, trail amenities, and roads on 15.82 acres.

The topography of the project site is flat and located between 204 and 225 feet above mean sea level. The portion of the site designated for the project was previously an orchard and still includes remnants of the orchard and a roadside fruit stand located at the corner of Fruitvale Road and N. Orchard Avenue in the northwest corner of the site. The site has not been actively farmed in a number of years and is currently fallow. In addition, there are two residences and a number of miscellaneous outbuildings located in the southern portion of the site. All of the buildings on the site along with approximately 396 trees are slated for removal to accommodate the project. Lining the western boundary of the project site adjacent to N. Orchard Avenue is a row of mature pecan trees that would be retained as part of the project.

There are three Solano Irrigation District (SID) easements or infrastructure (i.e., canals and pipes) that provide irrigation water along the northern, eastern and southern boundaries of the project site. The northern and eastern easements would be abandoned as part of the annexation process. The eastern easement is 10-foot wide between the eastern property line and 10 feet inside the eastern property line. Additionally, SID owns in fee a 10-foot wide strip of land between the eastern property line and the adjacent open drainage ditch (discussed below). The southern easement would be maintained by SID, and the project’s proposed trail system would be allowed within SID’s 20-foot easement, contingent upon SID approval.

An open ditch is located 10 feet to the east of the eastern property line that would be maintained in its current condition for the purposes of storm drainage. This open drainage ditch is currently used to convey City storm water from areas to the north and west. The project does not propose to use this ditch for conveyance of the project’s storm water system. SID currently has two easements over the adjacent properties to the east, one 20-foot wide and the other 10-foot wide,

over this 30-foot wide ditch for maintenance purposes and intends to convey this easement to the City for future maintenance.

The two residences on the project site are served by a septic tank and leach lines. There is also one well on the project site. It is not clear if the residences receive water from this well or another source.

The City's General Plan designates the project site as Residential Medium Density (8.1 – 14 units/acre) and parks (City of Vacaville 2015, Figure LU-6). The land uses and general infrastructure assumptions of the project site are consistent with the City's General Plan and have been evaluated in the General Plan EIR. The project site is currently within Solano County's jurisdiction and is designated and zoned Agriculture 40 acres (A-40).

According to the Department of Conservation Important Farmland Mapping and Monitoring Program, the entire project site is designated Grazing Land (DOC 2018). The project site includes an active Williamson Act Contract that is set to expire in nine (9) years based on the property owner filing a Notice of Non-Renewal with Solano County to cancel the contract. The Notice of Non-Renewal was recorded by the Solano County Clerk on April 13, 2018.

The project site is not within the Land Use Compatibility Area for the Nut Tree Airport, however; the project site is within Compatibility Area Zone D for Travis Air Force Base.

1.2 Project Description

The proposed project includes development of 130 single-family residential units on 15.82 acres, an approximately 3-acre park along with approximately 2 acres of connected public trails, roads, and associated water, wastewater and storm drainage infrastructure (see Figure 2, Site Plan). The project site is currently designated Residential Medium Density (8.1-14.0 du/a), consistent with the City's General Plan and would be zoned Residential Medium density (RM). The project would achieve a density of 8.22 units/acre.

Residential lots would typically be 44-feet by 75-feet or 3,300 square foot lots. The project does not include proposed house plans, however, all homes would likely be two-story and consistent with the City of Vacaville Residential Design Requirements. A Design Review application would be required for house plans when they are proposed.

An overview of the various project elements is included below.

Figure 1 Project Location

INTENTIONALLY LEFT BLANK

Figure 2 Site Plan

INTENTIONALLY LEFT BLANK

Landscaping/Trails/Lighting/Fencing

The approximately 3-acre public park located in the south central portion of the project site is designed as a passive park and does not contain any active uses such as a tot lot or play equipment for children. The park would include a picnic area, benches, and a paved walkway through the center of the park that would connect to the two cul-de-sacs that flank the east and west side of the park. A crushed rock walkway would provide year-round access around the perimeter. A variety of native shrubs and grasses along with some trees would be planted. The park does not include new turf, but is proposing to plant no-mow grasses that require less water and maintenance. A tribute to the Eldredge family, including a commemorative plaque where the homestead was located are proposed within the park. In addition, the park name would include a tribute to the Eldredge family and agricultural heritage of the site. A conceptual rendering of the park is shown on Figure 3.

The project includes a 10-foot wide multi-use trail system that would provide access for pedestrians and bicycles around the perimeter of the project site, as shown in Figure 2. The trail would be constructed of concrete on the western, northern and eastern segments and asphalt over the southern segment and within the southern SID easement.

The project includes standard City street lights along N. Orchard Avenue, Fruitvale Road and along internal project roads. All lighting would be shielded to prevent light spillover onto adjacent residences, consistent with Section 14.09.127.110 of the City's Land Use Development Code. No lights would be included in the park or along the project's trail system.

The backyards of each home would include 6-foot-tall privacy wood fences. A 6-foot-tall block wall would be included along the backside of the lots along the western, southern and eastern boundaries of the site. The multi-use trail would be located on the outside of the perimeter wall.

As shown on Figure 2, the project includes monument signage reminiscent of the former fruit stand along N. Orchard Avenue and Fruitvale Road and at the northwest corner of the site. In addition, a 20-foot wide landscaped buffer would be included along the eastern boundary of the site.

Circulation System

The project's internal roadway system would be designed per the City's residential roadway standards. Access to the site would be from both N. Orchard Avenue and Fruitvale Road, as shown on Figure 2. Roadway widths would range between 34 and 36-feet, with approximately five-foot-wide attached sidewalks along both sides of the street. On-street parking would be permitted, except two places in the internal network where the roadway narrows for traffic calming. As noted above, a 10-foot-wide multi-purpose trail would provide pedestrian and bike circulation around the perimeter of the project boundary.

Infrastructure

An existing 12-inch city water main is located within both N. Orchard Avenue and Fruitvale Road. The project would connect to the city's existing water main at both locations creating an internal looped water network. Sewer would be provided by the trunk sewer main located within Fruitvale Road. Sewer flow tributary to the internal lots will be collected internally and conveyed to the connection point with the existing trunk sewer at the proposed intersection with Fruitvale Road. The lots fronting Fruitvale Road would have a separate sewer main that would collect and convey sewer flows to a connection point within Fruitvale Road, separate from the internal system.

Water, Sewer and Storm Drainage

The project's infrastructure includes a series of 8-inch water lines and 8-inch sewer lines that would tie into the City's 12-inch water line located within both N. Orchard Avenue and Fruitvale Road and 21-inch sewer main in Fruitvale Road.

The project's drainage plan includes capturing on-site storm water through a series of 15 to 36-inch storm drainpipes that would convey flows to the southeast corner of the project site connecting to the City's twin 54-inch storm drain infrastructure downstream of SID's open channel drainage ditch. The project would not contribute storm water runoff into this drainage ditch.

Energy Conservation

The project would include a variety of energy conservation features to minimize electricity and water. Some of the conservation features include:

- Energy efficient appliances and fixtures (e.g., showers, toilets), consistent with state and local energy requirements (e.g., Title 24).
- The homes would be pre-wired to accommodate solar panels.
- Vehicle charging outlets would be provided as a standard feature in each home.
- The public park and trail system would include drought tolerant plants and would conform to the City's Water Efficient Landscape Regulations.

Off-site Improvements

The portion of Fruitvale Road adjacent to the project site would be reconstructed to include curb and gutter and a 26-foot travel lane along the south side of the road and a 12-foot travel lane on the north side of the road. N. Orchard Avenue adjacent to the project site would be improved with curb and gutter, landscaping, and a 10-foot separated trail within the limits of the adjoining project boundary.

Figure 3 Conceptual Park Plan

INTENTIONALLY LEFT BLANK

Construction Schedule

Project buildout is anticipated to take approximately three and half years with completion estimated sometime in 2022, if the project is approved. No import or export of soil is required. All construction equipment and construction worker vehicles would be staged (parked) on site during construction.

Project Approvals

The project approvals required from the City for this project include the following:

- Annexation into Vacaville city limits, approved by Solano Local Agency Formation Commission;
- Cancellation of a Williamson Act Contract, currently in non-renewal;
- (Pre) Zoning of Residential Medium Density, contingent on completion of annexation;
- Vesting Tentative Map to subdivide the site into 130 residential lots, a 3 acre park, and pedestrian paths;
- Park Design Review approval and subsequent residential design review approval; and
- Conditional Use Permit and Planned Development for single-family development.

This Modified Initial Study may be used by responsible agencies and trustee agencies that may have some approval authority over the proposed project (i.e., to issue a permit). The project applicant would obtain all permits, as required by law. The following agencies and Native American tribe have been identified as having potential discretionary authority over approval of certain project elements, or alternatively, may serve in a ministerial capacity:

- California Department of Fish and Wildlife;
- Central Valley Regional Water Quality Control Board;
- California Department of Conservation;
- Solano County Local Area Formation Commission;
- Yolo-Solano Air Quality Management District;
- Solano County Airport Land Use Commission;
- Solano County;
- Yocha Dehe Wintun Nation; and
- Solano Irrigation District.

1.3 California Environmental Quality Act Compliance

This Modified Initial Study provides the evidence required that the General Plan environmental determinations are applicable to a portion of this project.

The following is an overview of the steps followed for the environmental review of the proposed project.

- Review the proposed project against the impact analysis and mitigation measures contained in the City's General Plan EIR.
- Identify any previously adopted mitigation measures from the General Plan EIR that apply to the proposed project.

The primary source reviewed for the preparation of this Modified Initial Study is the City's General Plan EIR and associated technical studies, available at the City's Community Development Department office and online at: <http://www.cityofvacaville.com/index.aspx?page=878>.

2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

In reviewing the site-specific information provided for this project, the City of Vacaville has analyzed the potential environmental impacts created by this project and determined that development of the project site with residential uses and a park has been previously evaluated in the General Plan EIR. Therefore, on the basis of the following initial evaluation, we find that the proposed project is consistent with the General Plan EIR and all of the project impacts would be less than significant or can clearly be mitigated to a less-than-significant level with General Plan policies or mitigation measures included in the General Plan EIR. Based on the findings of this Modified IS, both project-specific impacts and cumulative impacts would all be less than significant or mitigated to a less-than-significant level through compliance with General Plan policies or mitigation included in the General Plan EIR.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature

 Date

3 EVALUATION OF ENVIRONMENTAL IMPACTS

The following contains a modified environmental checklist based on the form included in Appendix G of the CEQA Guidelines. The modified Checklist or Initial Study is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures, if required and recommended as appropriate for the proposed project.

For this Checklist, the following designations are used:

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the project or the project site that was not previously identified in the General Plan EIR. If any potentially significant impacts are identified, an EIR must be prepared that analyzes those impacts.

Significant Impact due to New Information: Any impact that would be considered significant based on new information which was not known at the time the prior EIR was prepared. If any significant impacts are identified, an EIR must be prepared that analyzes those impacts.

Impact Adequately Addressed in General Plan EIR: Impacts previously evaluated in the City's General Plan EIR that would not change from what was evaluated previously. This designation applies where the project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the General Plan EIR.

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.1 AESTHETICS – Would the project?			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is located in Solano County surrounded by the Vacaville City limits within northwestern Vacaville. Interstate 80 (I-80) is located approximately 1.47 miles southeast of the project site. Downtown Vacaville is located less than two miles southeast of the project site. The project site bounded on the north by Fruitvale Road, by N. Orchard Avenue on the west, residential development on the east, and Orchard Avenue Baptist Church, residences and Hemlock Elementary School on the south. Existing sources of light from street lights and building lights is visible at night from developed areas surrounding the project site. The majority of the site is undeveloped with remnants of a cultivated orchard still present. There are currently approximately 553 trees on the project site, as well as two rural residences and a number of sheds and other outbuildings as part of the original farm complex.

The City of Vacaville General Plan does not designate areas as “scenic vistas;” however, there are a number of scenic vistas within the City including views of the hills surrounding Lagoon Valley in the southwest, and views looking west towards the Vaca Mountains, and views of the Inner Coast Range hillsides within the City. There are no designated State Scenic Highways in Vacaville (City of Vacaville 2015a, p. COS-24).

Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- **Policy LU-P1.1:** Maintain Vacaville as a freestanding community surrounded by foothills, farmland and other open space.
- **Policy LU-P1.2:** Protect Vacaville’s natural environment. Integrate creeks, hills, utility corridors, and other significant natural features into major development plans.
- **Policy LU-P1.3:** Preserve the predominant single-family residential character of Vacaville while providing other housing opportunities.
- **Policy COS-P8.1:** Preserve scenic features and the feel of a city surrounded by open space, and preserve view corridors to the hills and other significant natural areas.

Discussion

1. As discussed in the environmental setting above, the City’s General Plan does not designate official scenic vistas, but recognizes that views of and from the City comprise an important element of the City’s quality of life (City of Vacaville 2015a, p. COS-24). The General Plan EIR Study Area evaluated future development in the area of and including the entirety of the project site. The General Plan includes relevant goals and policies, listed above, that would preserve scenic views including policies requiring protection of the city’s natural environment and preserving scenic features and view

corridors to the hills and other natural areas. The proposed project includes a small site completely surrounded by development which has limited views of the surrounding hillsides. However, the project has been designed to comply with policies COS-P8.1, LU-P1.2 and P1.3 by integrating open spaces, including the neighborhood park on the southern portion of the project site and the perimeter landscape buffer/walking path, into the community and home design that retain the predominant single-family character of the adjacent neighborhoods. The General Plan EIR concluded that new development designed consistent with General Plan policies would minimize impacts to scenic vistas to a level that is less than significant. This project has been designed to comply with the City's General Plan policies and due to its location would not affect scenic vistas. The impact was adequately addressed in the General Plan EIR. The project's impact would be less than significant, the same as the General Plan EIR (City of Vacaville 2013, p. 4.1-8) and, therefore, the criteria for requiring further CEQA review are not met.

2. There are no designated State Scenic Highways within the City of Vacaville. The General Plan EIR concluded the impact to scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway was less than significant. The proposed project would have no impact on scenic resources along a State Scenic Highway because there are no designated State Scenic Highways in the City. The impact was adequately addressed in the General Plan EIR and would not change from what was identified in the General Plan EIR (City of Vacaville 2013, p. 4.1-8).

Although N. Orchard Avenue is not a scenic highway; the pecan trees that border the western property line along N. Orchard Avenue do hold scenic value to the neighborhood. The project makes every effort to maintain and protect the historic pecan trees. Additionally, the project identifies a number of large trees located within the proposed park that would remain. (See c. below as well). The project design would comply with the City's General Plan policies to minimize impacts to visual character and the impact was adequately addressed in the General Plan EIR; therefore, the project would not result in a significant impact not previously identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

3. As stated in the General Plan, most of Vacaville's scenic resources are associated with open space, natural resources, and agricultural uses and include riparian corridors throughout the city and views of the rural and undeveloped lands (City of Vacaville 2015a, p. COS-24). The General Plan designates some of these undeveloped and open lands for development of future residential, commercial, and business/industrial uses. The project's compliance with the General Plan policies listed above would reduce the aesthetic impact of future development on currently undeveloped lands. The proposed project has been designed to complement the intermixed agricultural lands landscaping without strong boundaries or transitions. The mature pecan trees that line N. Orchard

Avenue would be retained to maintain the visual character of the area along with trees within the proposed park site. A neighborhood park would be integrated as part of the project consistent with the General Plan. The project design would comply with the City's General Plan policies to minimize impacts to visual character and the impact was adequately addressed in the General Plan EIR; therefore, the project would not result in a significant impact not previously identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

4. All new development in the City would be required to comply with standards for light and glare established in Section 14.09.127 of the City's Land Use Development Code. Specifically, in compliance with Section 14.09.127.110, all project lighting would be shielded and directed downward to avoid creating a hazard or nuisance to other properties or adversely impact traffic on adjacent streets. Exterior building lighting would be installed to identify building entrances and promote safety, and parking lot lighting would comply with the City's Off-Street Parking and Loading Design Guidelines (City of Vacaville 1996a). The Off-Street Parking and Loading Design Guidelines provisions include, but are not limited to, limiting exterior lighting to a minimum of one foot candle and a maximum of six foot candles, creation of a photometric plan demonstrating compliance with lighting standards and a site plan showing location and design of exterior fixtures. The General Plan EIR concluded that implementation of these standards by future development would prevent the creation of sources of light and glare that would adversely affect views and impacts would be less than significant (City of Vacaville 2013, p. 4.1-11) and the criteria for requiring further CEQA review are not met.

The project would include street lighting along Fruitvale Road and N. Orchard Avenue, as well as interior street lightings compatible with the City's roadway lighting standards ornamental, pedestrian scale lights no taller than 20-feet are proposed for local street lighting, with optics and shields that direct the light to the ground and minimize light pollution onto neighboring properties. The project does not include lighting the perimeter trail or in the neighborhood park. The project complies with the General Plan policies as well as the City's Land Use Development Code; therefore, the impact was adequately addressed in the General Plan EIR and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.2 AGRICULTURE AND FORESTRY RESOURCES – Would the project?			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Solano County and the City of Vacaville contain land designated by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Farmland of Statewide Importance, Unique Farmland and grazing land (DOC 2018). The eastern side of Vacaville contains most of the Prime Farmland. According to the General Plan EIR, the City has approximately 199 acres of Prime Farmland and 1,079 acres of non-prime farmland under active Williamson Act contracts and approximately 147 acres of Prime Farmland and 133 acres of non-prime farmland under Williamson Act contracts that are in non-renewal status (City of Vacaville 2013, p. 4.2-9).

A majority of the project site was historically farmed and the entirety of the site is designated as grazing land under the DOC FMMP. The project site is zoned A-40, Exclusive Agricultural 40 acres in the Solano County General Plan (Solano County 2008). The project site currently includes a Williamson Act contract that was filed for non-renewal on April 13, 2018.

According to the Draft Solano Multispecies Habitat Conservation Plan (Solano HCP 2012), the inner coast range natural community, consisting of ridges and valleys within the Inner Coast Range that contain grasslands, oak woodland, oak savanna, and mixed chaparral/scrub brush, are

located in the southwestern and northern portions of the City primarily on hillsides and vacant and agricultural lands (City of Vacaville 2015a, Figure COS-1). The Arborist Report prepared for the project site (Appendix D), identifies a total of approximately 553 trees on the 20.57-acre project site. As part of the proposed project, approximately 396 trees would be removed and 137 trees would remain. The majority of the remaining trees would be located along the western boundary of the project site and within the proposed neighborhood park in the southern portion of the project site.

California Public Resources Code Section 12220(g) defines “forest land” for the purposes of CEQA as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

California Government Code Section 51104(g) defines “Timber,” “Timberland,” and “Timberland Production Zone” for the purposes of CEQA as either trees of any species maintained for eventual harvest for forest production purposes (“Timber”); privately owned land, or land acquired for State forest purposes, used for growing and harvesting timber (“Timberland”); or “Timberland Production Zone” which means an area zoned and used for growing and harvesting timber.

The project is requesting the site be annexed into the City so the Solano County Local Agency Formation Commission (LAFCO) would review the request to ensure the project meet’s LAFCO objectives to discourage urban sprawl, preserve open space and agricultural lands, and efficiently extend government services, as needed.

Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- Policy LU-P2.4: Require that development on any prime farmland, farmland of statewide importance, or unique farmland (as classified by the California Department of Conservation) purchase conservation easements to permanently protect agricultural lands of equal or greater value at a ratio of 1 acre of conserved agricultural land per 1 acre of developed agricultural land.
- **Policy LU-P5.2:** Lands East of Leisure Town Road: In conjunction with approval of any new urban development on lands shown as “Area B” on Figure LU-3, which consists of lands that are inside the Urban Growth Boundary but east of Leisure Town Road and between the Locke Paddon Community areas on the north and New Alamo Creek on the south, the City shall require such development to mitigate its impact on agricultural and open space lands by preserving, to the extent consistent with applicable law, for each acre of land developed, at least 1 acre of land outside the Urban Growth Boundary but within

Pleasants Valley, Upper Lagoon Valley, or Vaca Valley, or any other location that is within 1 mile of the Urban Growth Boundary. Alternatively, to the extent consistent with applicable law, such development may pay an equivalent in-lieu fee as determined by the City in consultation with the Solano Land Trust. Lands acquired directly or with fees collected pursuant to this requirement shall first be offered to the Solano Land Trust. Any such fees transferred to the Solano Land Trust may only be used to acquire or protect lands outside of the Urban Growth Boundary but within 1 mile of the Urban Growth Boundary, or within Pleasants Valley, Upper Lagoon Valley, or Vaca Valley. Acquisitions pursuant to this requirement shall be coordinated with the Solano Land Trust. If for any reason adequate land to meet the conservation goals described in the Vacaville General Plan, and in particular this section, cannot be identified or acquired, the City and the Solano Land Trust, or if the Solano Land Trust declines to participate, the City and another land conservation entity shall meet and confer to identify other areas where conservation acquisitions can occur at a reasonable cost and to satisfy the conservation goals described in this section.

- Policy LU-P5.3: Coordination with Future Solano County LAFCO Open Space or Agricultural Land Mitigation Program: If the Solano County Local Agency Formation Commission (LAFCO) adopts an open space or agricultural land mitigation program applicable to the area defined in Policy LU-P5.2, lands defined therein shall be subject only to the requirements of the LAFCO mitigation program, provided that if the requirement described in Policy LU-P5.2 provides greater mitigation than the LAFCO requirement, the incremental difference between the two programs shall be imposed in addition to the LAFCO requirement to the maximum extent permitted by State law. To the extent the LAFCO requirement and this requirement overlap, development shall be subject to only the LAFCO requirement.

Discussion

1. The General Plan EIR evaluates the conversion of agricultural land to non-agricultural uses in the area of and including the entirety of the project site. General Plan Policy LU-P2.4 requires development or conversion of any Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (as classified by DOC) to developed uses to purchase conservation easements. The conservation easements are designed to permanently protect lands of equal or greater value at a ratio of one acre of conserved agricultural land per one acre of developed agricultural land. The General Plan EIR noted that compliance with policies implemented by the City to protect agricultural lands and minimize loss of agricultural resources would not mitigate the conversion of agricultural land to non-agricultural uses and the impact would be significant and unavoidable.

The proposed project would not convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland to developed uses, which are a protected resource under Policy LU-P2.4. As noted in the Setting above, the entire project site is designated as Grazing land and is entirely surrounded by development within the City. The site was previously farmed many years ago, but since that time has not been actively irrigated or used for any type of agricultural production. The project applicant proposes to develop a 3-acre (passive) neighborhood park to preserve open space, as well as the retention of approximately 137 trees. Impacts to the conversion of farmland have been adequately addressed in the General Plan EIR and the project would not result in a significant impact not previously identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

Solano County's Uniform Rules require lands under Williamson Act contracts to be under agricultural land use and zoning designations. The project site is currently under a Williamson Act contract and is designated in the Solano County General Plan for agriculture and zoned A-40 Exclusive Agriculture 40 acres (Solano County 2008). The physical impacts to agriculture as a result of developing the project site (which is under a Williamson Act contract) is addressed under (a) above. A notice of non-renewal was submitted to the County on April 13, 2018 to request removal of the project site from the Williamson Act contract. This is a nine-year termination process, during which the annual tax assessment for the property gradually increases. The request for non-renewal of the Williamson Act contract would not conflict with the existing contract as it is a permitted procedure under the Williamson Act. The General Plan EIR acknowledges that the General Plan contemplates the development of lands with active Williamson Act contracts for non-agricultural uses, including the project site (City of Vacaville 2015, p. 4.2-20). The General Plan EIR also acknowledges that because these parcels are located near existing urbanized areas, they may not be viable for agricultural operations due to conflicts with nearby urbanized areas. The EIR determines that the proposed land uses on Williamson Act contracted lands is a significant and unavoidable impact (City of Vacaville 2015, p. 4.2-20). The City's 2015 General Plan designates the site for residential and park uses. The project applicant is proposing to annex the project site into the City of Vacaville and rezone the site for residential uses consistent with the City's General Plan. As indicated above, the project site is entirely surrounded by land within the City that has been developed and the site has not been actively farmed for many years. In addition, the land is designated as Grazing under the State's Important Farmland Mapping program, which does not classify Grazing land as Important Farmland. The General Plan EIR evaluated conflicts with land under Williamson Act contracts. This impact has been adequately addressed in the General Plan EIR and the project would not have any additional impacts; therefore, the criteria for requiring further CEQA review are not met. If the City approves the project it would also adopt a Statement of Overriding Considerations.

c,d) The Solano County Zoning Code does not contain a zoning district for forest or timberland (Solano County 2015a). As discussed in the Setting above, the inner coast range natural community, consisting of ridges and valleys within the Inner Coast Range that contain grasslands, oak woodland, oak savanna, and mixed chaparral/scrub brush areas exist in the southwestern and northern portions of the City. The project site is not located in one of these areas where forest and timberland are known to exist. The project site contains approximately 553 trees. The applicant proposes to remove approximately 396 trees, including any unhealthy, damaged, or dead trees, and proposes to retain 137 mature and healthy trees (Appendix D). The trees on the project site do not meet the definition of forestland, Timber, Timberland, or a Timberland Production Zone. Therefore, the project would not conflict with forestland zoning or result in the loss or conversion of forestland to non-forest uses. The General Plan EIR concluded that there would be no impact to forest and timberland resources due to buildout of the General Plan. This impact has been adequately addressed in the General Plan EIR and would not change from what was identified in the General Plan EIR. Therefore, the criteria for requiring further CEQA review are not met.

5. The project site is located northwest of Downtown Vacaville and is adjacent to residential development around the project site on the north, east, and west while Hemlock Elementary School borders the southern boundary. The project site is currently under the jurisdiction of the County, with the applicant proposing to annex the project site into the City. Land in the County in the vicinity of the project site includes undeveloped agricultural land south of Vaca Valley Road northwest of the project site. The project site and agricultural land within the vicinity of the project site within the County is designated agriculture and zoned A-40 Exclusive Agriculture 40 acres (Solano County 2008, 2015).

There are no forestlands in the project vicinity or on the project site and forestlands in the region are not actively used for timber harvesting. The General Plan EIR concluded that implementation of General Plan policies and actions and compliance with the County's "Right-to-Farm" ordinance (Chapter 2.2, Agricultural Lands and Operations) would reduce the potential for conversion of agricultural land to non-agricultural uses to less than significant (City of Vacaville 2013, p. 4.2-23-24). The proposed project would not result in the conversion of land designated as Prime Farmland, Farmland of Statewide Importance or Unique Farmland, or land under active agriculture to non-agricultural use or conversion of forestland to non-forest. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.3 AIR QUALITY – Would the project?			
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City of Vacaville is located primarily within the boundaries of the Sacramento Valley Air Basin (SVAB), but a small portion, Lagoon Valley, is located within the San Francisco Bay Area Air Basin (City of Vacaville 2015a, p. COS-30). Mountains surrounding the SVAB create a barrier to air flow, which can trap air pollutants under certain meteorological conditions. These stagnant conditions occur with the highest frequency during autumn and early winter (City of Vacaville 2013, p. 4.3-10). Air quality in a majority of the City is monitored and managed by the Yolo Solano Air Quality Management District (YSAQMD) (City of Vacaville 2015a, p. COS-30). The YSAQMD is responsible for establishing programs, plans and regulations enforcing air pollution controls in order to attain all state and federal ambient air quality standards.

Air pollutants of concern in the City include ozone (O₃), carbon monoxide (CO), nitrogen oxides (NO₂ and NO_x), sulfur dioxide (SO₂), and particulate matter (PM_{2.5/10}) (City of Vacaville 2015a, p. COS-30). Vehicle use is the primary source of pollutants in the City, which contributes both directly and indirectly to air pollution (City of Vacaville 2015a, p. COS-30). Additional sources of air pollutants include wood smoke from residential fireplaces, construction activities, consumer productions, architectural coatings, fertilizers, asphalt paving, and agriculture operations (City of Vacaville 2013, p. 4.3-15).

Sensitive receptors refer to those segments of the population most susceptible to poor air quality and typically include children, elderly people and sick people, as well as sensitive land uses such as schools, hospitals, parks, and residential communities (City of Vacaville 2015a, p. COS-31).

Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- **Policy COS-P12.3:** Encourage project designs that protect and improve air quality and minimize direct and indirect air pollutant emissions by including components that reduce vehicle trips and promote energy efficiency.
- **Policy COS-P12.4:** Require that development projects implement best management practices (BMPs) to reduce air pollutant emissions associated with the construction and operation of the project.
- **Policy COS-P12.5:** Require dust control measures as a condition of approval for subdivision maps, site plans, and all grading permits.
- **Policy COS-P12.6:** Consistent with the Yolo Solano Air Quality Management District's standards, require that any fireplaces in new and significantly renovated residential projects, or commercial projects are pellet-fueled heaters, U.S. EPA Phase II-certified wood burning heaters, or gas fireplaces.
- **Policy COS-P12.10:** Encourage the use of roadway materials that minimize particulate emissions.

Discussion

1. The YSAQMD plans applicable to the project include the Sacramento Regional 8-Hour Ozone Attainment Plan and Reasonable Further Progress Plan and the 2006 and 2009 Triennial Assessment and Plan Update (City of Vacaville 2013, p. 4.3-18).

The Sacramento Regional 8-Hour Ozone Attainment Plan and Reasonable Further Progress Plan was prepared using population and employment data assumptions based on the City's General Plan adopted in 1990 and amended in 2007 (City of Vacaville 2013 p. 4.3-18). The City's current General Plan did not increase the 2035 population or employment forecast. Therefore, the General Plan EIR found that implementation of policies in the City's Energy Conservation Action Strategy (ECAS) would reduce the total vehicle miles traveled (VMT) below assumptions in the 2007 General Plan. The General Plan EIR assumed residential uses and a park would be developed on the project site (City of Vacaville 2013 p. 4.3-15, Land Use Map). This would ensure future development, including the proposed project would not conflict with air quality assumptions in any of the plans adopted for the purpose of reducing air quality emissions (City of Vacaville 2013, p. 4.3-18).

The 2006 and 2009 Triennial Assessment and Plan Update includes rules and regulations to reduce emissions from sources that are regulated by YSAQMD including agricultural sources, industrial sources and vehicle emissions (City of Vacaville 2013 p. 4.3-19). The Plan includes commitments to implementing feasible measures to attain emissions reductions including controls on architectural coatings, industrial and commercial boilers,

steam generators and heaters, graphic arts, internal combustion engines, and large water heaters (YSAQMD 2010). The General Plan EIR determined that the General Plan policies and ECAS policies would not conflict with the fulfillment of these commitments and would contribute to a reduction in air quality emissions by implementing measures to reduce regional VMT (City of Vacaville 2013, p. 4.3-19). The General Plan EIR determined that buildout under the General Plan would not conflict with plans adopted for the purpose of reducing air emissions and the impact would be less than significant. The project applicant will comply with applicable General Plan and ECAS policies and the impact has been adequately addressed and would not change from what was identified in the General Plan EIR. Therefore, the criteria for requiring further CEQA review are not met.

2. The General Plan EIR evaluated potential impacts from violations of air quality standards for criteria air pollutants, construction emissions and carbon monoxide hotspots resulting from future development anticipated under the General Plan. The General Plan EIR determined that future development would exceed the thresholds for PM_{10} due to the increase in traffic that would occur in 2035 compared to existing conditions, which would result in a significant and unavoidable impact (City of Vacaville 2013, p. 4.3-20). Construction of future development could contribute to the short-term degradation of air quality and the release of particulate emissions; however, compliance with General Plan policies COS-P12.4 and COS-P12.5 would reduce construction-related air quality impacts to a less-than-significant level (City of Vacaville 2013, p. 4.3-21). The City is currently in attainment for State and federal CO standards and the General Plan EIR calculations for 2035 CO concentrations shows that future traffic conditions under the General Plan are not expected to exceed the 1-hour or 8-hour State CO standards and impacts would be less than significant (City of Vacaville 2013, p. 4.3-22). To evaluate project-specific emissions associated with construction and operation of the proposed project and to determine whether emissions would exceed criteria air pollutant thresholds. Construction and operational emissions were estimated for the proposed project using the California Emissions Estimator Model (CalEEMod).

Construction. Sources of emissions during project construction would include: off-road construction equipment exhaust, on-road vehicles exhaust and entrained road dust (i.e., demolition debris haul trucks, material delivery trucks, and worker vehicles), paving, and architectural coating activities. Detailed assumptions associated with project construction are included in Appendix A.

Pollutant emissions associated with construction activity, specifically ROG, NO_x , PM_{10} , and $PM_{2.5}$ emissions were quantified using CalEEMod. Daily and annual construction emissions are compared to the applicable YSAQMD thresholds, which are presented in Table 1.

Table 1
Estimated Daily and Annual Construction Emissions

Year	ROG	NO _x	PM ₁₀	PM _{2.5}
<i>Daily Emissions (Pounds Per Day)</i>				
2019	4.41	45.63	10.66	6.71
2020	4.53	50.25	10.47	6.53
2021	54.51	28.76	3.80	1.76
2022	54.21	26.29	3.63	1.61
<i>Maximum Daily</i>	<i>54.51</i>	<i>50.25</i>	<i>10.66</i>	<i>6.71</i>
<i>Pollutant Threshold</i>	<i>NA</i>	<i>NA</i>	<i>80</i>	<i>82</i>
Threshold Exceeded?	NA	NA	No	No
<i>Annual Emissions (Tons Per Year)</i>				
2019	0.04	0.41	0.03	0.02
2020	0.23	2.26	0.31	0.19
2021	3.88	3.65	0.46	0.22
2022	0.92	0.21	0.03	0.01
<i>Maximum Annual</i>	<i>3.88</i>	<i>3.65</i>	<i>0.46</i>	<i>0.22</i>
<i>Pollutant Threshold</i>	<i>10</i>	<i>10</i>	<i>NA</i>	<i>NA</i>
Threshold Exceeded?	No	No	NA	NA

Source: See Appendix A for detailed results.

Notes: The values shown are the maximum summer or winter daily emissions results from CalEEMod. YSAQMD has adopted annual construction thresholds for ROG and NO_x, as well as a daily threshold for PM₁₀. Therefore, because no significance thresholds exist for daily emissions of ROG and NO_x and annual emissions of PM₁₀ and PM_{2.5}, 'NA' has been inserted under these pollutants.

The SMAQMD threshold for daily PM_{2.5} emissions was also applied to this analysis.

ROG = reactive organic gases; NA = not applicable; NO_x = oxides of nitrogen; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter

As shown in Table 1, daily construction emissions of PM₁₀ and PM_{2.5} and annual emissions of ROG and NO_x would not exceed the YSAQMD applicable significance thresholds during any construction year. Therefore, construction impacts would be less than significant.

Operations. Operation of the proposed project would generate criteria pollutant (including ROG, NO_x, PM₁₀, and PM_{2.5}) emissions from mobile sources (vehicular traffic), area sources (consumer products, landscaping equipment), and energy sources (electrical consumption). CalEEMod was used to estimate daily emissions from project-related operational sources. Table 2 summarizes the operational emissions from the daily mobile, energy, and area emissions of criteria pollutants that would be generated from the proposed project. Operational emissions were then compared to the YSAQMD operation thresholds.

Table 2
Estimated Daily and Annual Operational Emissions

Source	ROG	NO _x	PM ₁₀	PM _{2.5}
<i>Daily Emissions (Pounds Per Day)</i>				
Area	17.64	0.79	0.11	0.11

Table 2
Estimated Daily and Annual Operational Emissions

Source	ROG	NO _x	PM ₁₀	PM _{2.5}
Energy	0.11	0.95	0.08	0.08
Mobile	2.52	14.58	7.62	2.09
<i>Maximum Daily</i>	<i>20.27</i>	<i>16.32</i>	<i>7.81</i>	<i>2.28</i>
<i>Pollutant Threshold</i>	<i>NA</i>	<i>NA</i>	<i>80</i>	<i>82</i>
Threshold Exceeded?	NA	NA	No	No
<i>Annual Emissions (Tons Per Year)</i>				
Area	3.18	0.04	0.01	0.01
Energy	0.02	0.17	0.01	0.01
Mobile	0.35	2.41	1.24	0.34
<i>Total Emissions</i>	<i>3.55</i>	<i>2.62</i>	<i>1.26</i>	<i>0.36</i>
<i>Pollutant Threshold</i>	<i>10</i>	<i>10</i>	<i>NA</i>	<i>NA</i>
Threshold Exceeded?	No	No	NA	NA

Source: See Appendix A for detailed results.

Notes: The values shown are the maximum summer or winter daily emissions results from CalEEMod. SMAQMD has adopted annual thresholds for ROG and NO_x, as well as a daily threshold for PM₁₀. The SMAQMD threshold for daily PM_{2.5} emissions was also applied to this analysis. Because no significance thresholds exist for daily emissions of ROG and NO_x and annual emissions of PM₁₀ and PM_{2.5}, 'NA' has been inserted under these pollutants.

ROG = reactive organic gases; NO_x = oxides of nitrogen; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter

As indicated in Table 2, operational emissions of ROG, NO_x, PM₁₀, and PM_{2.5} would not exceed the daily and annual significance thresholds resulting from development of the proposed project. The proposed project would have a less than significant impact in relation to regional operational emissions. Therefore, because the proposed project would not exceed the applicable significance thresholds for construction and operations the impact was adequately addressed and would not change from what was identified in the General Plan EIR.

3. The YSAQMD 2006 and 2009 Triennial Assessment and Plan Update addresses attainment of State and federal O₃ standards, which addresses growth anticipated under the General Plan (City of Vacaville 2013, p. 4.3-27). Since future development would not exceed acceptable levels of O₃ precursors, or ROG and NO_x, above individual thresholds emissions associated with buildout of the General Plan development would not conflict with this plan. Implementation of Goal COS-12 includes policies aimed at reducing air pollutant emissions, which would have a beneficial effect on the cumulative increase in criteria air pollutants. Although future cumulative development would exceed individual thresholds for PM₁₀, as discussed in item (b) above, the proposed project would not exceed the project-specific significance thresholds for any criteria air pollutant for either construction or operations, including emissions of ROG, NO_x, PM₁₀ and PM_{2.5}. Therefore, the proposed project would result in a less-than-significant impact in regards

to the criteria air pollutants and so would not result in a new significant impact or a substantial increase in a previously-identified significant impact, and thus impacts would not change from what was identified in the General Plan EIR.

4. As discussed in item (b) above, future development under the City's General Plan would not result in the generation of a substantial concentration of CO or other emissions (City of Vacaville 2013, p. 4.3-27). Toxic Air Contaminants (TACs) would be the primary pollutant of concern and YSAQMD reviews the potential for TAC emissions from new and modified stationary sources through the permitting process. The General Plan EIR concluded that General Plan policies COS-P12.7, COS-12.8 and COS-12.9 and action COS-A12.1, in conjunction with existing YSAQMD regulatory programs would ensure impacts related to an increase in exposure of sensitive receptors to TACs from future development would be less than significant (City of Vacaville 2013, p. 4.3-30). Due to the location of the project site and the proposed residential uses, compliance with these policies would not be required to mitigate potential impacts. As discussed below, development of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The closest existing sensitive receptors include Hemlock Elementary School located adjacent to the project's southern boundary and residential land uses bound the project site to the north, east, and west.

TACs are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or which may pose a present or potential hazard to human health. Health effects from carcinogenic air toxics are usually described in terms of cancer risk. The YSAQMD recommends an incremental cancer risk threshold of 10 in 1 million for stationary sources. YSAQMD does not have a recommended threshold for mobile source emissions. "Incremental cancer risk" is the net increased likelihood that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period would contract cancer based on the use of standard Office of Environmental Health Hazard Assessment (OEHHA) risk-assessment methodology (OEHHA 2015). In addition, some TACs have non-carcinogenic effects. TACs that would potentially be emitted during construction activities associated with project development would be DPM.

During project construction, DPM emissions would be emitted from heavy-duty construction equipment and heavy-duty trucks. Heavy-duty construction equipment and diesel trucks are subject to CARB ATCMs (described in the Environmental Setting) to reduce DPM emissions. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-

year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities associated with the project. However, based on the minimal duration of proposed construction activities (approximately 2-years, which equates to about 7% of the total 30-year analysis exposure period) and that the project would not require the extensive use of heavy-duty construction equipment, the project would result in minimal TACs during construction and would result in less than significant health risk impacts.

CEQA generally does not require an evaluation of the impact of existing environmental conditions on a project's future users or residents. (*CBIA v. BAAQMD* (2015) 62 Cal.4th 369). The following discussion is provided for information purposes only. In regards to project operation, the proposed project does not include stationary sources that would emit air pollutants or TACs, such as commercial uses that could generate emissions, large boilers, emergency generators, or manufacturing facilities or result in a substantial increase in diesel vehicles (i.e., delivery trucks). Project operations would not result in TAC generation from on-site sources during long-term operations and would not result in the creation of a significant health risk at nearby sensitive receptors.

In regards to land use compatibility of locating new sensitive receptors in the area, the *Yolo-Solano Handbook for Assessing and Mitigating Air Quality Impacts* identifies screening distances for the siting of new sensitive receptors. The proposed project would not locate sensitive receptors within the following distances:

- Within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- Within 1,000 feet of a major service and maintenance rail yard;
- Immediately downwind of ports (in the most heavily impacted zones) and petroleum refineries;
- Within 300 feet of any dry cleaning operation (for operations with two or more machines, provide 500 feet); or
- Within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater).

In summary, the potential to expose existing and proposed sensitive receptors to substantial levels of TACs during short-term construction and long-term project operation would be a less than significant impact. Therefore, impacts would be less than significant and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

5. Odor impacts from future development could result from either locating new sources of odor near existing receptors, or locating new receptors near existing odor sources. Provisions of the California Health and Safety Code Section 41700 prohibits the discharge of anything that could endanger the comfort or health of the public and is enforced by the YSAQMD (City of Vacaville 2013, p. 4.3-30). The project site is not located in proximity to any land uses that could expose future residents to objectionable odors.

The General Plan EIR determined that there is not enough evidence from YSAQMD to suggest that there are existing significant impacts from odors from any one source or that any mitigation action should be taken based on these previous complaints. The General Plan EIR concluded that future development, including development of the project site, would not introduce a new population into an area significantly impacted by existing odors (City of Vacaville 2013, p. 4.3-31). In addition, the proposed project is located within an area consisting of primarily residential and school land uses. Therefore, the impact was adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.4 BIOLOGICAL RESOURCES – Would the project?			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

In addition to agricultural lands, the City of Vacaville has three main natural community types: valley floor grassland and vernal pool natural community, inner coast range natural community, and riparian, stream, and freshwater marsh natural community (City of Vacaville 2015a, p. COS-4). Vacaville is a member agency for the Draft Solano Multispecies Habitat Conservation Plan (Draft Solano HCP), which implements conservation measures to ensure the protection of threatened and endangered species and their habitat. The Draft Solano HCP was completed in October 2012; however, the HCP has not yet been formally adopted (Solano County Water Agency 2016). The Draft Solano HCP addresses 37 threatened and endangered species and 35 species identified as Special Management Species (City of Vacaville 2015a, p. COS-5). The Draft Solano HCP also identifies six key wildlife corridors throughout Solano County, one of which is located in the southern portion of the City in the Vacaville-Fairfield Greenbelt. The Vacaville-Fairfield Greenbelt provides connectivity for a variety of wildlife species between the lowlands of the Jepson Prairie and the uplands of the Vaca Mountains. A portion of the Vacaville-Fairfield Greenbelt is located within the City's Urban Growth Boundary and the General Plan Planning Area in southern Vacaville.

The northern portion of the site contains the remnants of an existing orchard and a small fruit stand on the northwestern corner of N. Orchard Avenue and Fruitvale Road. The southern portion of the site contains two residences and several outbuildings. Trees cover the majority of the site including fruit, nut, native, and non-native ornamentals.

A Biological Constraints Assessment was conducted by LSA on November 10, 2017 for the project site (Appendix E). Investigations of the California Native Plant Society (CNPS) Online Inventory, California Natural Diversity Database (CNDDB), U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Conservation (IPaC) Online System, review of the Draft Solano HCP, and a site reconnaissance pedestrian survey on October 19, 2017, were used to identify habitat and special-status species constraints. The Biological Constraints Assessment concluded that due to the disturbed nature of the project site, the site is unlikely to support any special-status plant or animal species (see Appendix E). Most of the special-status plant species

require specific habitat that is not available on the site. A blooming season focused rare plant survey confirmed that Pappose tarplant (*Centromadia parryi* ssp. *Parryi*), a California Native Plant Society (CNPS) rare plant rank 1B.2 species does not occur on the site. There is a low potential for Swainson's hawks to nest or forage on the property as the only semi-suitable habitat is the currently fallow orchard on the northern portion of the property. The California Department of Fish and wildlife (CDFW) requires that projects consider impacts to Swainson's hawk if there are nests within 10 miles of the project; the nearest known nest is located over 2 miles east (Appendix E). Only one potentially jurisdictional water feature was identified near the project site, which consists of the irrigation drainage ditch on the eastern edge. The U.S. Army Corps of Engineers (USACOE) generally does not take jurisdiction over man-made drainage ditches; however, the ditch would be avoided by the proposed project.

Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- **Policy COS-P1.5:** Require new development proposals to provide baseline assessments prepared by qualified biologists. The assessment shall contain sufficient detail to characterize the resources on, and adjacent to, the development site. The assessment shall also identify the presence of important and sensitive resources, such as wetlands, riparian habitats, and rare, threatened, or endangered species affected by the development.
- **Policy COS-P1.6:** Require new development to minimize disturbance of natural habitats and vegetation. Require revegetation of disturbed natural habitat areas with native or non-invasive naturalized species.
- **Policy COS-P1.7:** Encourage new development to incorporate native vegetation into landscape plans.
- **Policy COS-P1.8:** Prohibit the use of invasive, non-native species, as identified by the State or County Department of Agriculture or other authoritative sources, in landscaping on public property or in common areas in private development.
- **Policy COS-P1.11:** Require that, as appropriate, new policy plans or specific plans contain a resource management component and associated funding mechanisms that include policies to protect preserved natural communities.
- **Policy COS-P1.12:** Until the Solano Habitat Conservation Plan (HCP) is adopted, comply with all of the Avoidance, Minimization, and Mitigation Measures listed in the Draft Solano HCP (see Appendix A of the HCP for a list of the Avoidance and Minimization Measures that are applicable to Vacaville). In addition, require that development projects provide copies of required permits, or verifiable statements that permits are not required, from the California Department of Fish and Wildlife (2081 Individual Take Permit) and US Fish and Wildlife Service (Section 7 Take

Authorization) prior to receiving grading permits or other approvals that would permit land disturbing activities and conversion of habitats or impacts to protected species. In cases where environmental review indicates that such permits may not be required, the Community Development Director may establish time limits of not less than 45 days from the submission of an adequate request for concurrence response from an agency. If the agency has not responded, or requested a time extension of no more than 90 days to complete their assessment, within the established timeframe, applicable grading permits or other authorizations may be provided, subject to other City requirements and review. However, the City's issuance of grading permits or other authorizations does not absolve the applicant's obligations to comply with all other State and federal laws and regulations.

- **Policy COS-P1.13:** Require that new development avoid the loss of special-status bat species as feasible.

Discussion

1. The General Plan EIR determined that future development would have a less-than-significant impact on special-status species with implementation of General Plan policies, the Draft Solano HCP, and compliance with federal and state laws (City of Vacaville 2013, pp. 4.4-55-58). The proposed project would not remove critical habitat or habitat for special-status species as no habitat suitable for special-status species exists on the project site (Appendix E). However, though none were observed during field reconnaissance, there is the potential for project specific impacts to result associated with the removal of foraging habitat for the Swainson's Hawk. The size of the project site and surrounding developed areas limit the property's suitability for the species. This impact was adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
- b-d) The General Plan EIR concluded that future development would have a less-than-significant impact on special-status species with implementation of General Plan policies, the Draft Solano HCP, and compliance with federal and state laws. The proposed project would not alter or adversely affect riparian areas or other sensitive natural communities and wetlands because no riparian areas or other sensitive natural communities were identified on the site through a search of database inventories and the biological field survey (Appendix E). A portion of the Vacaville-Fairfield Greenbelt is located within the City's Urban Growth Boundary and the General Plan Planning Area in the southern portion of the City. This is the only area identified in the General Plan EIR where wildlife corridors are known to exist. The General Plan EIR concluded that implementation of the Draft Solano HCP, General Plan policies and actions, and federal and state regulations would reduce potential impacts to wildlife corridors to a less-than-significant level (City

of Vacaville 2013, p. 4.4-67). The project site does not contain and is not adjacent to any identified wildlife corridors as described in the General Plan EIR. In addition, the project site is not adjacent to, and does not contain riparian areas, or other sensitive natural communities and wetlands, is not located within the boundaries of the Vacaville-Fairfield Greenbelt; nor is there the potential for wildlife corridors to be present on the project site due to habitat types and surrounding development (City of Vacaville 2013, p. 4.4-67; Appendix E). This impact was adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

5. The General Plan EIR concluded that future development would not conflict with any policies or ordinances protecting biological resources and that all biological resource requirements in various federal, state and local regulations and policies would remain intact and the impact is less than significant (City of Vacaville 2013, p. 4.4-67). The project has been designed consistent with the General Plan and would not conflict with any City policies or the City's Tree Preservation (Chapter 14.09.131) ordinance protecting biological resources; therefore, this impact was adequately addressed and would not change from what was identified in the General Plan EIR.

The Arborist Report (Appendix D) recommends the removal of 396 trees due to very poor or poor health, conflicts with the proposed development or infrastructure, and because many are orchard trees with insignificant value. However, the Arborist Report supports the project's proposal to keep and maintain the pecan trees along N. Orchard as part of the scenic value of the roadway. In addition, the Report supports and recommends that the healthy viable trees located within the proposed park remain and be maintained.

6. Although the Draft Solano HCP is not an adopted habitat conservation plan, the City's General Plan has used the Draft Solano HCP to develop goals, policies and actions consistent with the HCP (City of Vacaville 2013, p. 4.4-67). The General Plan includes policies to support the efforts to prepare and implement the HCP, specifically, action COS-A1.1, which directs the City to adopt and implement the requirements of the Draft Solano HCP. Future development would not conflict with the Draft Solano HCP since the General Plan was designed to be consistent with HCP policies and the impact would be less than significant. The project applicant will comply with applicable General Plan policies and the impact was adequately addressed and would not change from what was identified in the General Plan EIR. Therefore, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.5 CULTURAL RESOURCES – Would the project?			
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

An intensive level cultural resources survey and built environment evaluation was completed for the project site in April 2018 with the intent of identifying any potential impacts to prehistoric or historic resources. A copy of the *Cultural Resources Evaluation Report for the Eldredge Property (Farmstead) Project, Solano County, California* is included in Appendix F. Based on the findings of the April 2018 study, the likelihood of encountering significant unanticipated prehistoric or historical-age cultural deposits during project-related earth-disturbing activities is low to moderate.

Historic Resources

The City of Vacaville contains over 200 historic resources and the City has identified six historic districts including: Pleasants/Hoskins Ranch district, Buck Avenue district, Monte Vista Avenue district, 100/200 block of Kendal Street, the 300/400 block of Kendal Street, and Parker Addition. The Pena Adobe, Will H. Buck House, Vacaville Town Hall, the site of the First Vacaville Buddhist Church, Pleasants/Hoskins Ranch district, and Vaca Adobe are all listed in the National Register (City of Vacaville 2015a, p. COS-21). The project site is not located within any the City's historic districts and does not contain any historic buildings.

Archaeological Resources

In prehistoric times, the Patwin peoples resided in the area west of the Sacramento River to the crest of the Coast Ranges. Remnants of the inhabited semi-permanent villages of the Patwin people have been found in the hills around Vacaville. Dozens of prehistoric archaeological

resources in the Vacaville area, including habitation sites, burial sites and isolated tools have been identified (City of Vacaville 2015a, p. COS-20).

Paleontological Resources

The Vacaville area lies within a transition zone between the Sacramento Valley to the east and the Coast Range to the west and is comprised of a variety of rock types dating from various geologic periods. Certain formations in these rocks types may contain fossils that are paleontologically significant (City of Vacaville 2015a, p. COS-20). The project site is underlain by Holocene and Pliocene Alluvium soils (Solano County 2008, Figure 4.7-1). Holocene alluvial deposits generally contain vertebrate and invertebrate fossils of extant modern taxa, which are generally not considered paleontologically significant. Pleistocene alluvial deposits generally contain fossils from the Rancholabrean land mammal age from which many taxa are now extinct and these deposits are considered highly sensitive for paleontological resources (Solano County 2008).

Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- **Policy COS-P6.2:** Require that a records search of California Historical Resources Information System be conducted and reviewed by cultural resources professional for proposed development areas to determine whether the site contains known prehistoric or historical cultural resources and the potential for as-yet undiscovered cultural resources.
- **Policy COS-P6.3:** Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation.
- **Policy COS-P6.4:** Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.
- **Policy COS-P6.5:** Require that any archaeological or paleontological resources on a development project site be either preserved in their sites or adequately documented as a condition of removal. When a development project has sufficient flexibility, avoidance and preservation of the resource shall be the primary mitigation measure, unless the City identifies superior mitigation. If resources are documented, coordinate with descendants and/or stakeholder groups, as warranted.
- **Policy COS-P6.6:** Treat human remains discovered during implementation of public and private projects within the city with respect and dignity.

In addition, Health and Safety Code Section 7050.5 states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there

shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify NAHC within 24 hours of this identification.

Discussion

- a,b) The two common types of historical resources that may be impacted by future development are historical archaeological deposits and historical architectural resources. It is probable that subsurface archaeological deposits associated with the historic period in Vacaville exist and could be impacted by future development. Based on consideration of inventory results and review of the present physical context, the likelihood of encountering significant unanticipated prehistoric or historical-age cultural deposits during project-related earth-disturbing activities is considered low to moderate (Appendix F). The General Plan EIR concluded that with implementation of policies under goal COS-P6, as well as compliance with federal and state laws, this would reduce impacts to historical archeological and architectural resources to a less-than-significant level (City of Vacaville 2013, p. 4.5-32–33). For example, Policy COS-P6.4 requires that if any cultural resources are discovered during grading or other excavation activities, site work shall stop until appropriate mitigation is implemented.

The project site contains two residential buildings and eleven ancillary structures, evaluated in the Cultural Resources Report. The Cultural Resources report determined the buildings are not considered eligible for listing on a federal or state historic inventory and are not historically significant buildings; therefore, there would be no potential impacts to historic building resources. The proposed project would have no impact associated with the removal of historically significant properties and/or the integrity of such resources. The project site does not contain any identifiable historical resources, nor is it located near an identified historical resource, and therefore, the impact has been adequately addressed and would not change from what was identified in the General Plan EIR.

Although the project site does not contain historical resources as defined in Section 15064.5 of the CEQA Guidelines, the site can be considered of local interest related to the history of the City of Vacaville. One of the oldest families of Vacaville currently owns the property and whom played a major part of the development of the City. The mature pecan trees along N. Orchard Avenue contribute to the scenic value of the neighborhood. The proposed park site would be located on the former homestead site and the corner of N. Orchard Avenue and Fruitvale Street was the location of the family's fruit stand where produce grown on the site was sold. The project includes a tribute to the Eldredge family, including a commemorative

plaque where the homestead was located, a tribute name for the park related to the family and agricultural heritage of the site, and a subdivision sign reminiscent of the former fruit stand.

3. Future development has the potential to excavate below ground surface and subsequently damage or destroy unknown paleontological resources (City of Vacaville 2013, p. 4.5-34). The project site contains Pliocene soils (Appendix C). According to the Cultural Resources Report (Appendix F), the project site is not known to be in an area containing paleontological resources. Specific General Plan policies COS-P6.3 and COS-P6.4 require on-site activities to stop if any paleontological resources are encountered and proper mitigation be implemented, which require resources either are preserved in situ or adequately documented as a condition of removal. The General Plan EIR concluded that implementation of policies contained in Goal COS 6 and compliance with federal and state regulations would reduce potential impacts to paleontological resources to a less-than-significant level (City of Vacaville 2013, p. 4.5-34-35). The project site does not contain any rock formations, nor is it in an area of the City or County sensitive for paleontological resources; therefore, the impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
4. Future development has the potential to uncover and impact previously unrecorded human remains during construction and ground-disturbing activities (City of Vacaville 2013, p. 4.5-35). With implementation of General Plan policies and compliance with applicable federal and state regulations, specifically General Plan policy COS-P6.6 and Health and Safety Code Section 7050.5, the General Plan EIR concluded that impacts to human remains from future development, including the project site, would be less than significant. The impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.6 GEOLOGY AND SOILS - Would the project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

A preliminary geotechnical exploration was prepared by ENGEO Incorporated on October 27, 2017 for the project site and is attached as Appendix B. The report identifies one fault system, the Vaca-Kirby Hills Fault system, passes through the City of Vacaville. The Vaca fault has not experienced displacement for the past 11,700 years and the Kirby Hills Fault has no evidence of displacement in the last 700,000 years. The California Geologic Survey does not include Vacaville on its list of cities that are affected by Alquist-Priolo Fault Zones (DOC 2010). The nearest active faults are the Great Valley (Gordon Valley), Great Valley (Pittsburg Kirby Hills), Green Valley Connected, Great Valley (Trout Creek), Hunting Creek-Berryessa, and the West Napa faults located between 0.6 to 17.8 miles from the project site (Appendix B). The City is located within a seismically active region and earthquakes have the potential to cause ground shaking or liquefaction. Generally, Vacaville is characterized by low liquefaction potential; however, areas near Ulatis Creek (east of the project site) and Alamo Creek (west of the project site) are susceptible to high levels of liquefaction. The foothills of the Vaca Mountains have the potential to cause landslides and areas along the northern and western edges have experienced landslides in the past (City of Vacaville 2015a, p. SAF-3). Soils within the City are silty, sandy and clay loams with a small portion of purely clay soils, which are more prone to expansion. Subsidence can occur throughout the City in areas where groundwater has been extracted (City of Vacaville 2015a, p. SAF-7).

As required by the state Subdivision Map Act (Government Code Title 7 Division 2) and the City's Subdivision Ordinance (Vacaville Municipal Code Chapter 14.11), a soils and geotechnical report has been prepared for the project site by ENGEO (October 27, 2017 - included as Appendix B).

The project site is located in area of medium liquefaction potential (City of Vacaville 2015a, Figure SAF-2). The topography of the project site is flat with a less than 5% slope and is not mapped in an area where landslides are known to occur (City of Vacaville 2015a, Figure SAF-3, 4). The geologic subunits of the project site are alluvium and terrace (Pliocene to Holocene) and soils in the project site consist of Brentwood clay loam, Reiff fine sandy loam, Rincon loam, and Rincon clay loam (City of Vacaville 2013, Figure 4.6-2 and 4.6-3). The results of the field investigation conducted in October 2017 by ENGEO for the project site found soils on the site consisted of 4 to 6 feet of loose to medium dense sandy soils underlain by medium stiff to hard clay, silty clay, and clayey silt (Appendix B). Groundwater was encountered in the borings at depths ranging from 10 feet to 12 feet below the ground surface.

The report by ENGEO details that sandy soils, such as those found near the surface at the project site, generally have low expansion potential. Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- **Policy SAF-P1.4:** Determine the geologic suitability of proposed development sites during the earliest stages of the planning process. Such analyses should consider the potential structural engineering needs of the project and the impacts development activities may have on adjacent lands.
- **Policy SAF-P1.5:** Require geotechnical studies prior to approving rezoning requests, specific plans, or subdivision maps in areas that have experienced landslides in the past, as shown in Figure SAF-3, and that are within ¼ mile of a fault.
- **Policy SAF-P1.6:** Require preparation of a soils report prior to issuing a building permit, except where the Building Official determines that a report is not needed.
- **Policy SAF-P1.11:** Require contour rounding and revegetation to preserve natural qualities of sloping terrains, mitigate the artificial appearance of engineered slopes, and control erosion. Encourage the use of native trees and shrubbery in revegetation areas.
- **Policy COS-P14.5:** Require the implementation of Best Management Practices (BMPs) to minimize erosion, sedimentation, and water quality degradation resulting from construction or from new impervious surfaces.

- **Policy PUB-P13.1:** Maintain wastewater conveyance, treatment, and disposal infrastructure in good working condition in order to supply municipal sewer service to the city's residents and businesses.

Discussion

1. (i–iv) As discussed in the Setting above, the United States Geologic Survey (USGS) has indicated that faults in the area have not been active in the past 11,700 years and the City is not included in the California Geologic Survey's list of cities affected by Alquist-Priolo Fault Zones. General Plan policies under Goal SAF-1 require that the potential risks associated with fault rupture, ground shaking, liquefaction and landslides are minimized through compliance with the California Building Code (CBC) design requirements. The General Plan EIR concluded that with the implementation of the policies under Goal SAF-1 and compliance with the California Building Code (CBC), hazards associated with earthquakes, ground shaking, liquefaction and landslides would be less than significant (City of Vacaville 2013, p. 4.6-14-18).

The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no evidence of active faulting has been observed. The project site has a low potential for fault-related surface rupture (Appendix B). However, the project site is located in a seismically active region and may experience ground shaking as a result from seismic activity in the region. As discussed in the Setting above, the project site is relatively flat and is not located in an area that would be subject to landslides. The project applicant would be required to comply with General Plan policies, the CBC, and any recommendations contained in the Geotechnical Report (Appendix B) to reduce risks from seismic shaking, ground shaking, liquefaction and landslides. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

2. The City's General Plan EIR notes that construction of future development would have the potential to result in the loss of topsoil and cause erosion (City of Vacaville 2013, p. 4.6-18). Section 14.26.030.020 of the Vacaville Land Use Development Code establishes Best Management Practices (BMPs) to control erosion including a post-construction BMP design plan, which provides BMPs to control volume, rate and potential pollutant load of stormwater runoff and a stormwater facilities operation and management plan (City of Vacaville 2015b). Grading standards describing required control erosion techniques are included in Section 14.19.244.010 of the City's Land Use and Development Code. These control techniques include use of filter materials, approved erosion control such as sedimentation basins or check dams, and measures described in the Post-Construction Erosion and Sediment Control Plan outlined in Section 14.19.242.020 of the City's Code (City of Vacaville 2008a).

General Plan policies SAF-P1.11 and COS-P14.5 require contouring and revegetation to preserve natural sloping and control erosion and use of best management practices (BMPs) to minimize erosion resulting from construction of new impervious surfaces. The General Plan EIR concluded that compliance with applicable sections of the Land Use and Development Code and General Plan policies would reduce erosion impacts associated with new development to a less-than-significant level (City of Vacaville 2013, p. 4.6-18). The project applicant would be required to comply with General Plan policies and the City's Land Use Development Code regulations to reduce risks of erosion and loss of topsoil. The impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

- c, d) Unstable soils could create hazards for future development. This includes the potential for lateral spreading to occur where liquefiable layers are present and subsidence in areas underlain by soft water-saturated and low-density alluvial materials (City of Vacaville 2013, p. 4.6-18-19). Expansive soils have a high shrink swell potential and generally, soils with a clay component are more prone to expansion. General Plan policies SAF-P1.5 and SAF-P1.6 require soils and geotechnical studies for future development to determine geologic suitability. Implementation of General Plan policies would ensure the site-specific potential for hazards due to lateral spreading, liquefaction, subsidence, and expansive soils are properly considered when issuing a permit for development. Additionally, future development would be required to comply with CBC criteria and standards designed to reduce geologic risks to acceptable levels. The General Plan EIR found that implementation of General Plan policies and compliance with CBC standards would reduce impacts associated with unstable geologic conditions and expansive soils to a less-than-significant level (City of Vacaville 2013, p. 4.6-19).

A Geotechnical Report was prepared for the project by ENGEO in compliance with General Plan policies SAF-P1.5 and SAF-P1.6. The project applicant is required to comply with CBC standards and recommendations provided in the Geotechnical Report (Appendix B) to reduce risks associated with expansive soils and unstable geologic conditions; and impacts would not change from what was identified in the General Plan EIR.

5. The Easterly Wastewater Treatment Plant (WWTP) and associated wastewater collection system are owned and operated by the City of Vacaville. Under General Plan policy PUB-P13.1, the City would maintain adequate wastewater collection and treatment services to serve existing and new development and will maintain wastewater infrastructure in good working condition. Future development would be required to connect to the City's public sewer system and septic tanks or alternative wastewater systems would not be permitted. The General Plan EIR determined that this impact would be less than significant (City of Vacaville 2013, p. 4.6-20).

The proposed project is designed to connect to the City's existing sewer system and provide on-site sewer service. The project does not include any septic tanks or alternative wastewater disposal systems; therefore, the impact was adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.7 GREENHOUSE GAS EMISSIONS - Would the project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Assembly Bill (AB) 32 requires that California reduce its greenhouse gas (GHG) emissions to 1990 levels by year 2020. Under this legislation, the California Air Resources Board (CARB) is required to establish a program for statewide GHG emissions reporting, as well as monitoring and enforcement for the reporting program. The AB 32 Scoping Plan, approved December 12, 2008, includes a range of GHG reduction actions including a cap and trade program that covers 85% of the State's emissions (City of Vacaville 2015a, p. COS-25). In addition, Senate Bill (SB) 375 requires the automobile and light truck industry to produce reduced-emission vehicles and requires metropolitan planning organizations to prepare sustainable communities strategies to demonstrate how a region will meet CARB's GHG reduction targets by reducing the amount of vehicle miles traveled (City of Vacaville 2015a, p. COS-25).

The Association of Bay Area Governments and the Metropolitan Transportation Commission have prepared a sustainable communities strategy for the Bay Area, Plan Bay Area, which includes the City of Vacaville. The Plan Bay Area plan was adopted in 2013 and includes a 2008 GHG emissions inventory prepared for the City, which is used as a baseline to measure future GHG emissions reductions. The City calculated the increase in GHG emissions associated with proposed land uses, including the project site. The results showed that transportation accounted for the highest percentage of GHG emissions (63%), followed by non-residential (17%) and residential (16%) energy use, solid waste disposal (2%), moving and treating water/wastewater (1%) and other off-road emissions (1%) (City of Vacaville 2015a, Figure COS-3). The City's ECAS

includes the 2008 GHG emissions inventory, a 2020 Business as Usual (BAU) forecast model, and targets for GHG emissions reduction and measures to meet those reduction targets (City of Vacaville 2015a, p. COS-26).

Listed below are relevant policies from the City of Vacaville General Plan (City of Vacaville 2015a):

- **Policy COS-P9.2:** Promote land use patterns that reduce the number and length of motor vehicle trips.
- **Policy COS-P9.8:** Promote green building practices in new development.
- **Policy TR-P8.4:** Require that new development applications include bike paths or bike lanes, when appropriate.
- **Policy TR-P8.9:** Require that new multi-family and non-residential developments provide adequate public and private bicycle parking and storage facilities.

Discussion

- a) The General Plan EIR states that the generation of GHGs, either directly or indirectly, that may result in a significant impact on the environment would be less than significant if it complies with a qualified GHG emissions reductions strategy or results in less than 6.6 MTCO₂e per service population per year (City of Vacaville 2013, p. 4.7-22). The General Plan EIR concluded that the proposed ECAS is a qualified GHG emissions reduction strategy because it contains the elements required by the BAAQMD, including a GHG emissions inventory and Business as Usual (BAU) projection, a GHG emissions reduction target consistent with AB 32, a review of relevant local and state policies, quantitative emissions projections demonstrating target achievement, and strategies for implementation, monitoring and environmental review (City of Vacaville 2013, p. 4.7-23-24). Since the General Plan contains policies and actions aimed to reduce GHG emissions in the City and promotes the concepts of the ECAS, future development, including the proposed project would not conflict with the ECAS. The proposed project includes design and operational measures, incorporated into the project design features and/or the project's development standards that encourage sustainable design in the proposed community. Additionally, through General Plan action COS-A9.1, the City is required to monitor the effectiveness of the ECAS every five years by conducting a GHG emissions inventory. This monitoring would be done through the City's evaluation of all future development proposals as development occurs. This on-going process would require each phase of the project to implement the relevant environmental design standards applicable to the phases allowing the City to identify the project's attainment of the ECAS goals. The General Plan EIR concluded that future development within the City, including the proposed project, would have a less-than-significant impact on the

generation of GHGs because it would be consistent with the ECAS, which aims to reduce GHG emissions in the City (City of Vacaville 2013, p. 4.7-36). The project applicant would comply with General Plan policies COS-P9.2, COS-P9.8 and TR-P8.9 (listed above) and ECAS transportation and land use measures such as LU-2, which requires new residential projects to include a pedestrian or bicycle through-connection in any new cul-de-sacs; LU-4, which requires adequate pedestrian access to or through all new commercial, residential, and mixed-used development and the incorporation of pedestrian amenities; and EC-1, which mandates the use of energy-efficient appliances in new development that meet Energy Star standards and the use of energy-efficient lighting technologies that meet or exceed Title 24 standards. The project incorporates design features including the development of a trail system within the project site to encourage alternative methods of transportation such as walking and bicycling, consistent with the General Plan and the ECAS. In addition, a portion of the project site would be dedicated for open space, which could be used for groundwater recharge. Therefore, impacts have been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

- b) Based on an updated statewide GHG emissions inventory data, the State would need to reduce emissions by 21.7% from 2020 business as usual (BAU) projections in order to reach 1990 levels (AEP 2012). In addition to the 2020 target for statewide GHG emissions reductions, Executive Order B-30-15 establishes that statewide GHG emissions be reduced to 40% below 1990 levels by 2030 and Executive Order S-03-05 establishes a target to reduce GHG emissions by 80% below 1990 levels by 2050. The timeframe or buildout of the General Plan and ECAS do not go up to year 2050. GHG emissions in the City through buildout of the General Plan (2035) are projected to be 1,519,040 MTCO_{2e} including state and federal measures to reduce GHG emissions the amount would be reduced to 1,131,010 MTCO_{2e} (City of Vacaville 2013, p. 4.7-27). There are no adopted State plans to achieve reductions beyond 2020 and it is likely that additional measures would be required to meet the 2030 and 2050 goals. The General Plan EIR concluded that buildout of the General Plan including application of measures contained in the ECAS would conflict with the State's 2050 goal to reduce emissions by 80% below 1990 levels and the impact would be significant. It is assumed that a majority of the reductions needed to reach the 2030 and 2050 goals would come from State measures. The City has identified all feasible GHG emission reduction measures considered during the ECAS process, which are included in the ECAS. Since no additional mitigation is available, the General Plan EIR determined this impact to be significant and unavoidable.

GHG emissions are cumulative in nature and potential GHG emissions generated by the land uses assumed for the project site were included in the City's General Plan GHG forecast that was analyzed in the General Plan EIR, which included the entirety of the

project site. The project applicant will comply with General Plan policies, ECAS policies, and federal and State regulations. Therefore, the impact has been adequately addressed and would not result in a significant impact not already identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met. If the City approves the project it would also adopt a Statement of Overriding Considerations.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.8 HAZARDS AND HAZARDOUS MATERIALS – Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Hazardous waste that is common in the City is generated by gasoline stations, dry cleaners, automotive mechanics, auto body repair shops, machine shops, printers, photo processors and agricultural operations (City of Vacaville 2015a, p. SAF-23). Hazardous materials and hazardous

wastes are heavily regulated by federal, State and local agencies including the California Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). There are 82 sites in the City that are known to contain, or have previously contained hazardous materials (City of Vacaville 2013, Table 4.8-1). A Phase I Environmental Site Assessment (ESA) was prepared for the project site by ENGEO (Appendix C) which identified one Recognized Environmental Condition (REC), no historical RECs, and no controlled RECs on the project site (ENGEO 2017, p. 12). As far back as 1937, the project site has been used for agricultural purposes, primarily as an orchard, until recent years. Two residences are located on the southern portion of the project site. Due to the historical uses of the project site, agricultural chemicals such as fertilizers and pesticides, as well as equipment fuel may have been used on the project site. Solano County, is the Certified Unified Program Agency (CUPA) for all cities and unincorporated areas in the county has adopted a Hazardous Waste Management Plan for all waste projected to be generated within the county (City of Vacaville 2015a, p. SAF-23). The Hazardous Materials Business Plan regulates all businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of liquid, 500 pounds of solids, or 200 cubic feet of gas and addresses the preparedness for emergency response to incidents involving hazardous materials (Solano County 2016). The City has adopted the Association of Bay Area Governments (ABAG's) regional hazard mitigation plan, *Taming Natural Disasters: Multi-Jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area*, as the local hazard mitigation plan for natural disasters and emergency response (City of Vacaville 2015a, p. SAF-24-25).

There is a high potential for wildland fires and there are 2,635-acres of land within the City classified by Cal Fire as High Fire Hazard Severity Zones and 5,717 acres classified as Moderate Fire Hazard Severity Zones (City of Vacaville 2013, p. 4.8-6). According to Figure 4.8-1, Fire Hazard Severity Zones in the Local Responsibility Area (LRA) and the State Responsibility Area (SRA), in the General Plan EIR, the nearest High Fire Severity Zone and Moderate Fire Severity Zone are located approximately 0.5 mile east of the project site. The City adopted Chapter 14.20.290 of the Municipal Code, to reduce risks from wildland fires for new development adjacent to permanent open space or other lands where no development is anticipated in the near future (City of Vacaville 2015a, p. SAF-20).

The proposed project would be expected to generate limited amounts of household hazardous waste typical of residential uses and would not generate hazardous waste equal to the quantities listed above regulated by the Solano County Hazardous Waste Management Plan. The project site is not included in the Cortese List for hazardous waste and substances (DTSC 2007). The nearest school to the project site is Hemlock Elementary School, approximately 250 feet to the south.

The project site is not included in the area of influence for Nut Tree Airport (City of Vacaville 2015, Figure LU-4, p. LU 11) but is located within Compatibility Zone D for the Travis Air

Force Base (Solano County, 2015b; Figure 1, p. 13). Compatibility Zone D does not limit residential development or other uses, but would require airspace review for objects greater than 200-feet tall and to ensure that no wildlife attractant hazards are created by the project (Solano County, 2015b). The project site is not mapped in an area of moderate or high wildland fire risk (City of Vacaville 2015a, Figure SAF-9).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy SAF-P5.2:** Require that all development in areas of potential wildland fire hazards, including agricultural areas east of Leisure Town Road, include the following:
 - Fire breaks adjoining open space areas;
 - Adequate emergency access to adjoining open spaces;
 - Clearance around structures;
 - Fire-resistant ground cover;
 - Fire-resistant roofing materials; and
 - Adequate emergency water flow.
- **Policy SAF-P5.6:** Require all development applications to be reviewed and approved by the Fire Department prior to project approval.
- **Policy SAF-P7.3:** Maintain an adequate level of disaster response preparedness through careful review of proposed developments and through staff training in and exercise of the local hazard mitigation plan.
- **Policy SAF-P7.4:** Require that emergency access routes be kept free of traffic impediments.

Travis Air Force Base, Airport Land Use Compatibility Plan

The Travis Air Force Base Airport Land Use Compatibility Plan (2015 Update) sets forth land use compatibility policies applicable to future development in the vicinity of the base. These policies are designed to ensure that future land uses in the surrounding area would be compatible with existing and future aircraft activity at the base, including the potential for bird strike hazards to be created. Due to the location of the proposed project within Compatibility Zone D (Solano County, 2015; Section 5.8, p. 43), the following policy is applicable to the project.

- **Section 5.8.2.c:** All discretionary projects located within the Bird Strike Hazard Zone and Outer Perimeter are required to consider the potential for the project to attract

hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California Environmental Quality Act (CEQA).

Discussion

- a, b) As noted in the General Plan EIR, future development could involve the routine use and handling of hazardous materials, which could also lead to reasonably foreseeable upset and accident conditions involving the release of hazardous materials (City of Vacaville 2013, p. 4.8-21). Future development, including construction activities would be subject to existing regulations related to transport, use and disposal of hazardous materials. The General Plan EIR concluded that implementation of General Plan policies in coordination with existing programs would reduce impacts from future development related to the release of hazards through use, transport and disposal as well as reasonably foreseeable accident conditions to be less than significant (City of Vacaville 2013, p. 4.8-21-22).

The project's residential development would only be expected to generate small amounts of household hazardous waste and would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. In addition, the proposed project would comply with existing programs and General Plan policies and the impact would not change from what was identified in the General Plan EIR. Therefore, the criteria for requiring further CEQA review are not met.

- c) Future development, as noted on the General Plan EIR is not expected to result in significant land use changes in the vicinity of existing schools. As future development occurs new schools would be located in residential neighborhoods (City of Vacaville 2013, p. 4.8-22). Future development occurring within ¼ mile of existing or proposed schools would be required to comply with federal, state and local agencies include the DTSC's Hazardous Waste Management Program and the California Accidental Release Prevention Program. General Plan policies require adequate separation between hazardous materials sites and sensitive uses such as schools and specify development standards for properties where hazardous materials are present. The project site does not include land designated for a future school and is approximately 250 feet from the nearest existing school. The General Plan EIR concluded that compliance with federal, State and local regulations and implementation of General Plan policies would reduce impacts to schools from hazardous materials to a less-than-significant level (City of Vacaville 2013, p. 4.8-23).

The proposed project includes residential development that would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The nearest school to the project site is Hemlock Elementary School, approximately 250 feet to the south. The proposed project would only be expected to generate small amounts of household hazardous waste and would comply with General Plan policies along with

federal, State and local regulations. This impact was adequately addressed and would not change from what was evaluated in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

- d) As discussed in the Setting above, there are a number of sites in Vacaville that are known to contain or have previously contained hazardous materials. Most of these sites have been remediated to the satisfaction of the State's Regional Water Control Board and are listed as closed. The closest site identified by the SRWCB as containing or has previously contained hazardous materials is the Darpetro #4 (Exxon) site, located at 199 Orchard Street (City of Vacaville 2013, Table 4.8-1). Compliance with General Plan policies would reduce risks associated with hazardous materials sites by requiring that areas historically used for commercial or industrial uses complete environmental investigation to ensure that soils, groundwater and buildings affected by previous hazardous materials releases would not negatively impact the environment or health and safety of property owners and residents. The General Plan EIR determined that with U.S. EPA oversight and implementation of General Plan policies, future development would result in a less-than-significant impact.

As mentioned in the Setting above, the project site is not included on the Cortese List for hazardous waste and substances and is not known to contain any hazardous materials (City of Vacaville 2013, Table 4.8-1). In addition, the Phase 1 ESA prepared for the project noted there are no recognized environmental conditions present on the site and no hazardous substances, pollutants, contaminants, petroleum or petroleum products were identified on the project site (see Appendix C). The Phase I ESA identified two listed sites within one mile of the project site through the Standard Environmental Record sources, and one site through the Additional Environmental Record sources. No sites were identified within a half-mile of the project site, nor were any listed sites in higher elevation in relation to the project site. For those reasons, the identified listed sites within the one-mile search radius are unlikely to pose a significant hazard to the environmental integrity of the project site (Appendix C). This impact has been adequately addressed in the General Plan EIR and the project would not have any additional impacts. Therefore, the criteria for requiring further CEQA review are not met.

- e, f) As discussed in the Setting above, the project site is not located within the Land Use Airport Compatibility plan for the Nut Tree Airport and no project components exceed 200-feet in height, nor include sources such as a pond or detention basin that could attract wildlife. Therefore, there would be no impact.

There are no private airstrips in Vacaville, as a result, there would be no impact associated with risks in the vicinity of a private airstrip (City of Vacaville 2013 p.4.8-30).

The project site falls within the Travis Air Force Base ALUCP Zone D, which does not limit residential development and only requires airspace review for objects over 200-feet tall. The project would not contain any buildings or structures that would exceed 200-feet and require airspace review. Therefore, the project would be consistent with the Zone D requirements and the impact would not change from what was evaluated in the General Plan EIR. However, the ALUCP was updated in October 2015 to incorporate standards related to potential wildlife hazards associated with land uses that could attract wildlife in areas that conflict with aircraft movement. A Wildlife Hazard Assessment (WHA) is not required for this project because there are no elements of the project that could attract wildlife contributing to a potential hazard. Thus, the project is consistent with the ALUCP and would not result in a new or substantially increased significant impact that was not analyzed in the General Plan EIR. This impact has been adequately addressed in the General Plan EIR and the project would not have any additional impacts. Therefore, the criteria for requiring further CEQA review are not met

7. As discussed in the Setting above, the City's emergency response plan is the ABAG's Taming Natural Disasters report. General Plan policies under Goal SAF-7 would reduce risks associated with emergencies and natural disasters by promoting public awareness, providing education for disaster preparedness, requiring emergency access routes be kept free from traffic impediments, and requiring the Fire Department review all development applications. The General Plan EIR concluded that implementation of General Plan policies would reduce interference with an emergency response plan to a less-than-significant level. The project design meets the City's Fire Department requirements for fire ingress and egress by providing two points of access into the subdivision, as shown on Figure 2. Additionally, the project site is within the response area of the existing Fire Station 71. This would ensure the project would not impair emergency access in the event of an evacuation. The proposed project would comply with General Plan policies related to reducing interference with adopted emergency response plans; and the impact has been adequately addressed and would not change from what was identified in the General Plan EIR. Therefore, the criteria for requiring further CEQA review are not met.
- e) As discussed in the Setting above, the City contains areas designated by Cal Fire as High and Moderate Fire Severity Zones. The nearest High Fire and Moderate Fire Severity Zone is located approximately 0.5 mile east of the project site (City of Vacaville, 2013; p. SAF-21, Figure SAF-9). General Plan Policy SAF-5.2 requires all development in areas with a potential wildland fire risk to include firebreaks adjoining open areas, provide adequate access to open space, ensure clearance around structures, fire-resistant ground cover and roofing materials are included, and adequate emergency water flow is available. Section 14.20.290 of the City's Land Use Development Code provides development standards for new construction adjacent to open space where there is a threat of wildfire such as use of fire

buffer zones, fire access roads, use of a fire protection greenbelt, drainage ditches, rear/side yard setbacks, non-combustible fencing, and sprinkler systems (City of Vacaville 2005). The General Plan EIR concluded that implementation of General Plan policies and compliance with existing Land Use Development regulations would reduce impacts from wildland fires to less than significant.

The project site is surrounded by residential development on the north, east, and west, as well as Hemlock Elementary School to the south. There are no undeveloped lands adjacent to the project site where wildfires are more likely to occur. The closest undeveloped large lots of land are located approximately 1.0 mile northeast of the project site. The project would also comply with General Plan policies and Section 14.20.290 of the Land Use Development Code. Therefore, impacts have been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.9 HYDROLOGY AND WATER QUALITY – Would the project?			
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City is permitted under National Pollution Discharge Elimination System (NPDES) permit number CA0077691 issued by the Central Valley Regional Water Quality Control Board (CVRWQCB) (RWQCB 2014) to permit the disposal of treated wastewater. Wastewater is treated at the Easterly Wastewater Treatment Plant (WWTP) in accordance with the requirements in the NPDES and released into Old Alamo Creek where it travels to Cache Slough and eventually out to the Delta (City of Vacaville 2018). There are four major stream courses within the City: Old Alamo Creek and tributaries Laguna Creek and Encinosa Creek, Ulatis Creek, Horse Creek and tributary Pine Tree Creek, and Gibson Canyon Creek. The City has two existing reservoirs, Lagoon Valley Lake that drains a portion of Lower Lagoon Valley and Basherini Reservoir, which is owned and operated by the Solano Irrigation District (SID). Generally, the natural and unaltered creeks do not have the capacity to convey a 100-year storm event and some areas cannot accommodate a 10-year storm event (City of Vacaville 2015a, p. SAF-9).

Per the City's Groundwater Management Plan, all of the City's 17 existing and three proposed groundwater wells are located in the Solano Subbasin (City of Vacaville 2011b). In 2010, the City produced only 5,068 acre-feet of groundwater, which represented 31% of the total water used that year (City of Vacaville 2011b). The General Plan EIR determined that the total water demand through 2035 from future development would be approximately 26.2 million gallons per day (mgd) or 80.4 acre-feet. The City will need to replace five existing groundwater wells and add three new wells, in the northeastern section of the City, in order to meet 2035 production capacity demands (City of Vacaville 2013, p. 4.9-22). The project site is not located within a 100-year Flood Zone (City of Vacaville 2013, Figure 4.9-1). Monticello Dam is the only dam near the City that could pose a threat of inundation to existing and future developments. The project site is not mapped within the dam inundation area for Monticello Dam (City of Vacaville 2013, Figure 4.9-4).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy COS-P14.3:** Encourage pest-tolerant landscapes using native plants to minimize need for pesticides.
- **Policy COS-P14.5:** Require the implementation of Best Management Practices (BMPs) to minimize erosion, sedimentation, and water quality degradation resulting from construction or from new impervious surfaces.
- **Policy COS-P14.6:** Protect existing open spaces, natural habitat, floodplains and wetland areas that serve as groundwater recharge areas.
- **Policy COS-P14.7:** Protect groundwater recharge and groundwater quality when considering new development projects.
- **Policy SAF-P2.2:** Assess the adequacy of storm drainage utilities in existing developed areas, and program any needed improvements in coordination with new infrastructure that will serve developing areas.
- **Policy SAF-P2.4:** Design storm drainage infrastructure to serve dual purposes to the extent possible. This includes the following:
 - Drainage facilities integrated into recreational corridors with bike paths, sidewalks and landscaping.
 - Drainage channels integrated with transportation and environmental corridors.
 - Active and passive recreation areas incorporated into detention basins where feasible.
- **Policy SAF-P3.1:** Evaluate the storm drainage needs for each project, this evaluation should account for projected runoff volumes and flow rates once the drainage area is fully developed. In the Alamo Creek watershed upstream of Peabody Road (including Alamo, Laguna, and Encinosa creeks), require post-development 10-year and 100-year peak flows to be reduced to 90% of predevelopment levels. In the remainder of Vacaville, for development involving new connections to creeks, peak flows shall not exceed predevelopment levels for 10- and 100-year storm events.
- **Policy SAF-P3.3:** Require a Storm Drainage Master Plan to be prepared for new development projects to ensure new development adequately provides for on-site drainage facilities necessary to protect the new development from potential flood hazards and ensure that potential off-site impacts are fully mitigated.
- **Policy SAF-P4.4:** Require that new development mitigate its additional runoff and mitigate removal of any floodplain areas.

Discussion

- a, f) Construction of future development and conversion of undeveloped lands to urban uses has the potential to increase erosion and discharge of sediments and create new sources of water pollution (City of Vacaville 2013, p. 4.9-21). Future development that disturbs one-acre or more of land is required to comply with the CVRWQCB's NPDES permit, which requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must list BMPs to protect stormwater runoff, prevent or reduce erosion, improve sediment control, control run-on and runoff and prevent pollutants from entering runoff (City of Vacaville 2013, p. 4.9-21). General Plan Goal COS-14 and associated policies would protect water quality by minimizing point and non-point source pollutants, minimizing pesticides use and requiring BMPs to protect water quality from construction and new impervious surfaces. The General Plan EIR concluded that the NPDES permit BMP requirements to prevent erosion, control sediment and runoff and prevent pollutants from entering runoff and implementation of General Plan policies would reduce impacts to water quality to a level that is less than significant (City of Vacaville 2013, p. 4.9-21).

The proposed project would convert approximately 15.82 acres to residential development that would increase impervious surface area and could generate a new source of water pollution. The project includes a 3+/- acre park and 2+/- acres in trails, which would not be anticipated to create a measurable amount of impervious surface area. The project would include a connection to the City's storm water system near the southeast corner of the project site.

The City has stated that the existing system has capacity, and as such, the project would be required to pay the regional City Standard detention and conveyance fees as accepted mitigation for connecting the project's storm drain system to the City's existing system. The City uses the detention fee to provide storm water detention with regional detention facilities in lieu of individual project-specific detention improvements, and the conveyance fee reimburses the City for transmission sized storm drain facilities. The proposed project is required to provide detailed hydrologic and hydraulic analysis as a part of the final improvement plan preparation following entitlement approvals. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

2. As discussed in the Setting above, groundwater in the City is extracted from the Solano Subbasin of the Sacramento Valley groundwater basin and the City is the primary user of groundwater in the area. Per the City's 2016 Urban Water Management Plan (UWMP) the Solano Subbasin is not projected to be become over drafted if current management

conditions continue (City of Vacaville 2016). The City has identified the need to construct three new groundwater wells and the replacement of other wells in order to meet the 2035 demand for water consistent with water supply planned for in the City's 2010 UWMP (City of Vacaville 2013, p. 4.9-23). General Plan policies under Goal COS-13 and the ECAS include measures to promote water conservation and encourage the use of non-potable water, which would reduce demand on water supply, including groundwater resources. Groundwater recharge would be protected through compliance with General Plan policies requiring protection of existing open spaces, natural habitat, floodplains and wetlands, which are areas of groundwater recharge, as well protection of groundwater quality and recharge when considering new development. The General Plan EIR concluded that implementation of General Plan and ECAS policies would protect groundwater recharge areas and promote conservation; and the impact would be less than significant.

The Solano Subbasin covers 425,000 acres of Solano, Yolo and Sacramento counties including the cities of Vacaville and Dixon (DWR 2004). The proposed project would increase impervious surface area and reduce open space used for groundwater recharge. The approximately 15.82-acre project site represents roughly 0.00004% of the total subbasin area. Conversion of the project site from agricultural to urban uses would not significantly reduce the area available for groundwater recharge. The project includes a 3-acre park, which could be used for groundwater recharge, and would include pervious surfaces in the form of landscaping throughout the development. The project would connect to the City's water system and would promote water conservation consistent with General Plan policies. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

- c-e) Conversion of undeveloped lands to residential and park uses associated with buildout of the City's General Plan would alter the existing drainage patterns and could cause an increase in peak flows and volumes discharged from developed lands (City of Vacaville 2013, p. 4.9-23). General Plan policies under Goal COS-14 and SAF-3 would require BMPs to minimize erosion, sedimentation and water quality degradation, evaluation of drainage needs at the project-level, and preparation of a Storm Drainage Master Plan for new development. Future development would also comply with NPDES permit requirements by preparing a SWPPP, as discussed above in items (a, f). Additionally, Section 14.19.242 of the City's Land Use and Development Code regulates grading and earth moving. Grading permits are issued for construction activities subject to the NPDES permitting requirements providing an Erosion and Sediment Control Plan is submitted, which shows that the project would comply with the Clean Water Act. The General Plan EIR concluded that implementation of General Plan policies and compliance with NPDES permitting requirements would result in less than significant drainage impacts.

The proposed project would minimally alter the existing drainage on site however; the proposed project is not anticipated to cause an increase in peak flows. The City has concluded that the existing drainage system has capacity to support the proposed project. The City uses detention fees to provide stormwater detention with regional stormwater detention facilities in lieu of individual project-specific detention improvements. The proposed project would pay the City's detention fees to reimburse the City for any required transmission sized storm drain facilities. Impacts related to drainage have been addressed within the General Plan EIR and through the implementation of the City's detention fee system. Project impacts would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

- g, h) As mentioned in the Setting above, the project site is not located within a 100-year floodplain. The proposed project would not place housing within the floodplain and would not place structures in areas that could impede or redirect flood flows. This impact has been adequately addressed and would not result in more severe impacts than those identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
- 9. There are places in the City mapped within the inundation zone by the Monticello Dam, which could expose people or structures to a risk of flooding. Since the Monticello Dam and other levees are owned and operated by other agencies, it is not feasible for the City to address maintenance or improvements necessary to eliminate the risks from dam or levee failure. Therefore, the General Plan EIR concluded that this impact would be significant and unavoidable. The project site is not mapped within the inundation zone for Monticello Dam. Therefore, there would be no risk to people or property on the project site from dam or levee failure. This impact has been adequately addressed and would not result in more severe impacts than those identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
- f) A seiche could form on Lake Berryessa, which is located approximately 10 miles from the City (City of Vacaville 2013, p. 4.9-29). Due to the distance, the City is not at risk from inundation if a seiche did occur, and the City would not be at risk of tsunamis since it is located more than 10 miles inland from Suisun Bay. The General Plan EIR concluded that with incorporation of General Plan policies and consistency with the California Building Code, impacts would be less than significant. The project site is flat and is not located in an area where landslides have occurred in the past. The project site is also not at risk of a tsunami from Suisun Bay or a seiche from Lake Berryessa due to its distance from these sources. There would be no impact to the project related to inundation from seiche, tsunami or mudflow and the impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.10 LAND USE AND PLANNING – Would the project?			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City's General Plan is the primary planning document that sets forth a vision for future development (City of Vacaville 2013, p. 4.10-20). The project site is designated as for Residential Medium Density (8.1-14 units/acre) and park in the City's General Plan (City of Vacaville 2013a, Figure LU-6). The project site is not located within an area of special consideration, and the proposed project's land uses are consistent with the City's General Plan. Medium-density designation within the General Plan provides for single-family detached housing when in compliance with Residential Design Requirements for New Single Family Development. Surrounding designations include Residential Estate to the north, Residential Low Density to the east and west, and the Schools designation to the south.

The General Plan EIR assumed medium-density residential uses would be developed in the northern portion of the project site and public park uses would be developed in the southwestern portion of the site (City of Vacaville 2015a, Figure LU-6).

The General Plan EIR evaluated consistency with the preferred land use scenario included in the ABAG Sustainable Communities Strategy (SCS) Plan. ABAG and the Metropolitan Transportation Commission (MTC) adopted the Plan Bay Area in July 2013. The Plan Bay Area is updated every four years and a current update called Plan Bay Area 2040 is in progress (ABAG & MTC 2018). Vacaville is a member agency for the Solano HCP, which implements conservation measures to ensure the protection of threatened and endangered species and their habitat. The Draft Solano HCP was completed in October 2012; however, the HCP has not yet been formally adopted (Solano County Water Agency 2016).

The project site is not located within the area of influence for Nut Tree Airport, but is located within Land Use Compatibility Zone D for the Travis Air Force Base Airport Land Use Compatibility Plan (City of Vacaville 2013, Figure LU-4 and LU-5).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy LU-P1.4:** Protect established neighborhoods from incompatible uses.
- **Policy LU-P2.1:** Require lands outside, but adjacent to, the current City limits to annex to the City of Vacaville as a prerequisite to development. Do not provide City utility services, water, and sanitary sewer to new development outside the City limit (with the exception of sanitary sewer for infill in the Elmira area) unless the City Council with the approval of the Local Agency Formation Commission (LAFCO), approves exceptions in situations where the following three conditions are met:
 - The area in question cannot annex into the City immediately, because it is not currently contiguous to the City limit.
 - The property owner signs a recorded, irrevocable agreement to annex the property to the City when such annexation is requested by the City.
 - The development is consistent with this General Plan and is found to meet all appropriate City development standards.
- **Policy LU-P3.6:** Require that new development or new Specific Plan areas be located immediately adjacent to existing development or infrastructure.

Travis Air Force Base, Airport Land Use Compatibility Plan

The Travis Air Force Base Airport Land Use Compatibility Plan sets forth land use compatibility policies applicable to future development in the vicinity of the base. The policies are designed to ensure that future land uses in the surrounding area will be compatible with existing and future aircraft activity at the base, including the potential for bird strike hazards to be created. The following policy is applicable to the project.

- **Section 5.8.2.c:** All discretionary projects located within the Bird Strike Hazard Zone and Outer Perimeter are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California Environmental Quality Act (CEQA).

Discussion

- a) With the exception of two residences and several ancillary outbuildings, the majority of the project site is undeveloped and had previously been used as an orchard. Development of the proposed project would not divide established communities because the site does not contain any development. Developed land uses surround the project site. The proposed project would not divide existing residential communities and new development would follow General Plan policies to encourage cohesive and connected communities by providing new public connection through the site to all adjacent uses, including some existing but incomplete bike paths. Therefore, this impact would be less than significant. The proposed project would implement General Plan policies and would not change from what was identified in the General Plan EIR. The impact has been adequately addressed and, the criteria for requiring further CEQA review are not met.

- b) The General Plan EIR evaluated General Plan consistency with the ABAG SCS Plan preferred land use scenario, Solano County General Plan, Nut Tree and Travis Air Force Base Land Use Compatibility plans, and the SID Master Water Agreement. The General Plan EIR concluded that future development consistent with the General Plan would not conflict with these land use plans and the impact would be less than significant. The proposed project does not contain buildings over 200-feet in height, nor does it add any habitat that would contribute to wildlife hazard attractants, and therefore the impact is less than significant. The project would not result in a new or substantially increased significant impact that was not identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

Consistent with the Vacaville Municipal Code, the project also seeks a conditional use permit and a planned development for the construction of single-family homes in a Residential Medium Density Zone. Without a conditional use permit, residential development would be limited to multi-family housing as a permitted-by-right use within the Residential Medium Density Zone. The proposed 130 units is the minimum density required for consistency with the General Plan and Zoning density range (8.1 – 14 dwellings per acre).

- c) As discussed in the Setting above, the Draft Solano HCP is not an adopted conservation plan. The Draft Solano HCP was reviewed to develop goals, policies and actions of the General Plan so that, once adopted, the General Plan would be consistent with the HCP (City of Vacaville 2013, p. 4.10-26). The project site is located within the boundaries of the Draft Solano HCP. The General Plan EIR concluded that implementation of policies and designated actions would reduce potential impacts to conflicts with the HCP to a less-than-significant level. Development of the proposed project would be consistent with General Plan policies to ensure that the project is consistent with the Draft Solano HCP

when adopted. This impact was adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.11 MINERAL RESOURCES - Would the project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

According the General Plan, there is one limestone deposit with some evidence of historic use in the vicinity of Cement Hill and stone quarries in the Vaca Mountains. The western hills contain sandstone and conglomerates that may be used for sands, gravel and stone, but none of these resources are currently being mined (City of Vacaville 2015a, p. COS-35). The project site is not located near Cement Hill or the western hills where mineral resources are known to occur. Vacaville is not mapped in an area containing aggregate mines by the California Geologic Survey (2012 Map Sheet 52). There are no mapped Mineral Resource Zone (MRZ)-2 zones in the City (City of Vacaville 2015b, p. 4.6-12). MRZ-2 zones are defined as those “areas where adequate information indicates that significant mineral resources (aggregate) deposits are present or where it is judged that there is a high likelihood for their presence” (City of Vacaville 2013, p. 4.6-20).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy COS-P16.1:** When reviewing land use proposals, take into account potentially available mineral resources on the property or in the vicinity of the project site.

Discussion

- a, b) The project site is not located in an area known to contain mineral resources or have active or historic mineral resource recovery sites. The lack of MRZ-2 zones in the City indicates that there are no known mineral resources that would be of value to the region or the state. The General Plan EIR concluded that the lack of MRZ-2 zones and

delineated locally important resource recovery sites along with implementation of Policy COS-P16.1 would result in a less-than-significant impact to mineral resources. Development of the project site would not result in the loss of availability of a known mineral resource or a mineral resource recovery site. Therefore, the impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.12 NOISE – Would the project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Noise monitoring conducted by LSA in 2010 as part of the City's General Plan EIR indicates that existing daytime noise levels throughout the City range from 54 to 70 dBA L_{eq} , which is typical of urban or suburban settings (City of Vacaville 2013, p. 4.11-18). Documented sources of audible noise include vehicle traffic, aircraft overflights, heavy equipment operations, construction activity, loading and unloading operations, commercial activities, dogs barking, birds chirping, wind blowing and people conversing (City of Vacaville 2013, p. 4.11-18). The City's Municipal Code Section 8.10.030 limits operation of construction or grading equipment within 500 feet of an occupied residence to between 7:00 a.m. and dusk (one-half hour after sunset) Monday through Saturday and prohibits construction activities on Sunday (City of Vacaville 2008b).

The project site is surrounded by residential development to the north, east, and west, and by Hemlock Elementary School to the south. The General Plan EIR identified noise environments normally acceptable, conditionally acceptable, normally unacceptable and clearly unacceptable for various land uses. For Residential Low Density (RL), 60 dBA L_{dn} is the normally acceptable limit and 65 dBA L_{dn} is the acceptable limit for Residential Multifamily (RLM), 70 dBA L_{dn} is the conditionally acceptable limit and 70-75 dBA L_{dn} in the normally unacceptable limit, and noise over 75 dBA L_{dn} is clearly unacceptable for both RL and RLM (City of Vacaville 2013, Table 4.11-8).

The project site is not located within the Nut Tree Airport or the Travis Air Force Base noise contours (City of Vacaville 2013, p. 4.11-14).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy NOI-P1.1:** Require an acoustical analysis for all proposed projects that would locate noise sensitive land uses where projected ambient noise level is greater than the respective “normally acceptable” noise level as indicated on Table NOI-3, and require mitigation of noise impacts that exceed the land use compatibility standards.
- **Policy NOI-P1.2:** Require that noise created by new transportation and non-transportation noise sources be mitigated, to the extent that is technically and economically feasible, to comply with noise level standards of Table NOI-3.
- **Policy NOI-P2.3:** Design subdivisions to minimize the transportation-related noise impacts adjacent to residential areas.
- **Policy NOI-P2.4:** Maintain smooth street surfaces adjacent to land uses that are sensitive to noise intrusion.
- **Policy NOI-P2.5:** Encourage the use of open space, earthen berms, parking, accessory buildings, and landscaping to buffer new and existing development from noise. Use sound walls only when other methods are not practical or when recommended by an acoustical expert as part of a mitigation program.
- **Policy NOI-P3.1:** Limit truck traffic to designated truck routes.
- **Policy NOI-P4.2:** Require the following construction noise control measures:
 - Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for equipment.
 - Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
 - Utilize “quiet” air compressors and other stationary noise sources where technology exists.

- Limit hours of operation of outdoor noise sources through conditions of approval.

Discussion

1. Policies in the General Plan require new development projects to mitigate noise impacts and to comply with the City's Land Use Compatibility Requirements, as defined in Table 4.11-8 of the General Plan EIR (City of Vacaville 2013, p. 4.11-21). General Plan policy NOI-P2.5 requires setbacks and use of noise barriers, if applicable, and mitigation to ensure that noise impacts for new development projects comply with the City's Land Use Compatibility Standards. General Plan policies NOI-P2.3, NOI-P2.4, NOI-P3.1, require design and maintenance of street networks to minimize transportation related noise impacts to noise-sensitive land uses, and enforcing truck routes through the City. The General Plan EIR concluded that implementation of General Plan policies would reduce impacts related to exposing sensitive receptors to noise impacts from stationary sources, rail sources and transportation sources to a less-than-significant level.

As discussed in the Setting above, the project site is surrounded by residential development to the north, east, and west, and by the Hemlock Elementary School to the south. Project development would be located further than 50 feet from an existing noise level contour as indicated by Figure NOI-1 in the General Plan. The project would comply with all General Plan policies to reduce noise impacts to sensitive receptors, including complying with the City's noise ordinance (Municipal Code Section 8.10.030) for construction. The impact has been adequately addressed and would not change from what was identified in the General Plan EIR.

2. Future construction activities could result in disturbances to residences from groundborne vibration and noise associated with construction equipment (City of Vacaville 2013, p. 4.11-29). Consistency with the City's Land Use Compatibility Standards would ensure that groundborne vibration and noise impacts are minimized (City of Vacaville 2013, Table 4.11-8). General Plan policy NOI-P4.2 requires the use of noise barriers and control measures that reduce exposure of noise sensitive land uses to construction-related groundborne vibration and noise. The General Plan EIR determined that implementation of General Plan policies would reduce impacts to sensitive receptors to excessive groundborne vibration or noise levels associated with future development to a less-than-significant level (City of Vacaville 2013, p. 4.11-30).

The proposed project does not include any pile driving or use of other types of construction equipment that typically generates groundborne vibration. The project would also comply with General Plan policy NOI-P4.2 to reduce groundborne vibration and noise and would comply with the City's noise ordinance (Municipal Code Section 8.10.030) that sets forth allowable

hours of construction. The impact has been adequately addressed and would not change from what was identified in the General Plan EIR.

3. The General Plan EIR found that three roadway segments in the eastern portion of the City would experience an increase greater than 5 dBA compared to existing traffic noise levels. None of these roadways would serve the project site (City of Vacaville 2013, pp. 4.11-30-31). The General Plan EIR did not identify any roadway segments that would experience an increase in traffic noise that would serve the project site (City of Vacaville, 2013; p.NOI-5).

Traffic volumes used to analyze future noise impacts in the General Plan EIR assumed development of the project site with residential uses and a park. The project site is not adjacent to any roadway segments that would exceed noise levels (City of Vacaville, 2013.) In addition, a residential project does not contain uses that would result in a substantial increase in existing noise levels. It is compatible with adjacent residential and school uses that surround the project site. Therefore, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and the impact has been adequately addressed would not change from what was identified in the General Plan EIR.

4. Short term noise increases that could occur from future development include construction-related noise, an increase in traffic on local streets associated with construction activities, and an increase in noise from equipment and activities associated with site preparation and construction. Maximum noise levels generated during the site preparation phase of construction can range up to 91 dBA L_{max} at 50 feet from multiple pieces of operating equipment (City of Vacaville 2013, p. 4.11-33). General Plan policies NOI-P1.1 and NOI-P1.2 would ensure short-term noise impacts would be minimized by requiring consistency with the City's Land Use Compatibility Standards and policies and Municipal Code for construction-related activities. The General Plan EIR concluded that with implementation of these policies, the exposure of sensitive receptors to noise generated from future development construction activities would be less than significant.

Construction of the proposed project would require site clearing, grading, trenching for utilities and building construction. The nearest sensitive receptors to the project site are existing residences located approximately 100 feet north across Fruitvale Road, approximately 100 feet to the west across N. Orchard Avenue, approximately 80 feet to the east, and Hemlock Elementary School approximately 200 feet to the south of the project site. The project would implement all General Plan policies related to minimizing construction related noise and would comply with construction times specified in Section 8.10.030 of the City's Municipal Code. The impact has been adequately addressed and would not change from what was evaluated in the General Plan EIR.

- e, f) Portions of the City are within the 60 dBA CNEL noise contour for the Nut Tree Airport. According to the General Plan EIR, all proposed land use designations within this area are compatible with the 60 dBA contour (City of Vacaville 2013, p. 4.11-33). No portion of the City lies within the 60 dBA CNEL noise contour of Travis Airforce Base (City of Vacaville 2013, p. 4.11-35).

The project site is located approximately 7.0 miles from Travis Air Force Base and 2.0 miles from the Nut Tree Airport. The project site is not located within a noise contour for Travis Air Force Base (Solano County 2002) or Nut Tree Airport (City of Vacaville 2013, Figure 4.11-2) and there are no private airstrips in the project vicinity. Compliance with General Plan policies would ensure any potential aircraft noise impacts associated with future development would be minimized. The General Plan EIR concluded that with implementation of General Plan policies, the impact of exposure of sensitive receptors to excessive noise from aircraft sources would be less than significant. There would be no impact on the project related to exposure to excessive noise levels from aircraft noise sources. The impact has been adequately addressed and would not change from what was identified in the General Plan EIR.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.13 POPULATION AND HOUSING – Would the project?			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City's most recent Housing Element was adopted on May 12, 2015, and includes a housing needs assessment that identifies current and projected housing needs, as well as policies to accommodate affordable housing development for a range of income and household types (City of Vacaville 2015c). The latest Department of Finance (DOF) population estimate lists the population, as of January 1, 2018, for Solano County as 439,793 and for the City as 98,977 (DOF 2018). In 2018, DOF estimated 34,884 total housing units in Vacaville, which was

approximately 22% of all units in Solano County (158,786 units). The average household size (persons per household) in the City in 2018 was 2.77, which was slightly below the Solano County average of 2.88. Single-family detached homes accounted for approximately 71% of Vacaville's housing stock (DOF 2018).

The 2035 projections under the General Plan include 9,680 new dwelling units, 26,500 new residents, 9,720 new jobs, 1 million square feet of new commercial space, 1.1 million square feet of new office space, and 2.1 million square feet of new industrial space (City of Vacaville 2013, Table 4.12-3). ABAG projections for development by 2035 in the City includes 4,550 new households, 11,400 new residents and 13,730 new jobs between 2010 and 2035 (City of Vacaville 2013, p. 4.12-6). The City's 2035 projections were based on actual development trends in the City instead of the ABAG's projections. The City chose to not use the ABAG projections because they did not accurately reflect past development trends and reflected a more limited amount of residential development through 2035 (City of Vacaville 2013, p. 3-42).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy LU-P1.3:** Preserve predominantly single-family residential character of Vacaville while providing other housing opportunities.
- **Policy LU-P3.2:** Manage growth so that the quantity and quality of public services and utilities provided to existing businesses and residents will not drop below required levels of service because of new development, except when required findings related to levels of service are made. While existing development bears some responsibility to fund improvements that will resolve such deficits, ensure that new development also funds its fair share of the cost of maintenance and depreciation of facilities.
- **Policy LU-P3.4:** Do not approve new development unless there is infrastructure in place or planned to support growth.
- **Policy H.1 - G 1:** Ensure a supply of housing of differing type, size, and affordability in order to meet Vacaville's housing needs for the current and future residents and workers within the community.
- **Policy H.1 - G 4:** Ensure the development and availability of housing appropriate for special needs groups including, but not limited to, young adults, young families, seniors, people with physical and developmental disabilities and homeless people.
- **Policy H.1 - I 17:** Implement California energy conservation standards.
- **Policy H.1 - I 18:** Implement the California Green Building Standards Building Code.
- **Policy H.1 - I 19:** Encourage energy-conserving development patterns.

- **Policy H.1 - I 20:** Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.

Discussion

1. As noted above, future buildout of the City's General Plan includes 9,680 new dwelling units (including the project), 26,500 new residents, 9,720 new jobs, 1 million square feet of new commercial space, 1.1 million square feet of new office space, and 2.1 million square feet of new industrial space (City of Vacaville 2013, Table 4.12-3). The City chose not to use ABAG projections for estimating growth through 2035 because the City anticipated growth would exceed the ABAG projections for the region (City of Vacaville 2013, p. 4.12-7). General Plan policies LU-P3.2 and LU-P3.4 require that development in new urban areas should be planned and new growth should only occur in areas served by existing utilities and public services. The General Plan EIR concluded that because buildout of the General Plan by 2035 would significantly exceed development projected by ABAG's existing and expected future 2035 projections, this impact would be significant. In order to reduce the anticipated population growth by 2035 to a level that would not exceed ABAG projections, the City would have to limit housing opportunities to less than half of what is projected under the General Plan. Additionally, the City has already approved projects accounting for 4,900 new units, which exceeds ABAG projections (City of Vacaville 2013, p. 4.12-9). The City cannot rescind existing development entitlements so it would be infeasible to reduce development capacity to meet ABAG projections. It is also not feasible to mitigate population growth to a level that is not substantial; therefore, this impact was determined to be significant and unavoidable.

The project site is surrounded by residential development on the north, east, and west sides, as well as by Hemlock Elementary School to the south. The project site is currently served by existing utilities that provide services to the existing two residences and outbuildings. The proposed project would add 130 housing units, with an average persons-per-household rate of 2.74 for a total of 356 persons which were accounted for within the scope of the projected population growth under the General Plan horizon year buildout projections. The project applicant would follow all General Plan policies related to orderly, planned growth and would increase population growth within the vicinity of the project site, but it would not exceed what was previously evaluated in the General Plan EIR. The impact has been adequately addressed and would not change in severity from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

- b, c) Much of the City's future development would occur as residential or non-residential uses developed on agricultural, vacant or underutilized parcels (City of Vacaville 2013, p. 4.12-9). The General Plan EIR concluded that impacts related to displacing housing or

people would be less than significant. The project site is currently developed with two residences, one of which is occupied. Development of the project site would require the removal of the two residences and outbuildings prior to construction. The displacement of two residential family units is not considered substantial nor would it result in the displacement of a substantial number of people. Therefore, the impact has been adequately addressed in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.14 PUBLIC SERVICES			
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Vacaville Fire Department (VFD) provides fire and emergency medical services to approximately 28 square miles within the City, as well as emergency medical services to approximately 160 square miles of unincorporated county land surrounding the City (City of Vacaville 2015a, p. PUB-1-2). The VFD has administrative offices at City Hall, as well as four existing stations in the City; Station 712 located at 111 South Orchard Avenue is the closest station to the project site located approximately 0.5 miles south (City of Vacaville 2013, Table 4.13-1). The VFD's 2016 annual report states that the VFD currently employs 93 fire prevention, suppression, investigation, and administration personnel (VFD, 2018). A 2003 Standard of Response Coverage evaluation indicated that staffing levels were just meeting the City's needs and as the City expands along its outer areas, additional fire staff and stations would be required in order to maintain adequate service (VFD 2003). VFD plans to develop three new fire stations and relocate one existing fire station. The three new locations are planned for the Southtown area (Station 75) at Vanden and Cogburn Circle, Lower Lagoon Valley (Station 76), and Orange Drive just east Leisure Town Road (Station 77). Construction of Station 77 would be contingent on the relocation of Station 73. These new stations are located in the southern and northeastern portions of the City and would not directly

serve the project site (City of Vacaville 2013, p. 4.13-11). VFD's adopted standard response time and success rate is 7 minutes for 90% of calls, which refers to the time period between VFD notification and arrival on the scene of the incident within the City limits (City of Vacaville 2013, p. 4.13-12). VFD has mutual aid agreements with Dixon, Fairfield and the Vacaville Fire Protection District for provision of automatic aid response in designated areas.

The Vacaville Police Department (VPD) provides law enforcement services to the City and includes a 24/7 communications center, crime suppression and prevention, investigations, traffic patrol and emergency services. The single main VPD police station is located at 660 Merchant Street, adjacent to Vacaville City Hall, and is approximately 1.5 miles southeast of the project site. VPD employs 103 sworn officers and 58 non-sworn full-timer personnel, and due to budget constraints 13 sworn and 12 non-sworn personnel positions are unfulfilled (City of Vacaville 2013, p. 4.13-2). VPD standards for average response time are 6 minutes and 1 second for Priority I calls and 16 minutes and 28 seconds for Priority II calls. Currently, the VPD has an average response time of exactly 6 minutes for Priority I calls and 15 minutes for Priority II calls (City of Vacaville 2013, p. 4.13-3). Vacaville receives assistance with police services from the Solano County sheriff's office approximately 10-15 times per year (City of Vacaville 2015a, p. PUB-5).

The project site is located with the Vacaville Unified School District (VUSD) and students would attend Hemlock Elementary School, located adjacent to the southern boundary of the project site, Willis Jepson Middle School located approximately 0.25 mile southwest, and Vacaville High School located approximately 0.5 mile southeast.

The City is currently served by two libraries, the Town Square Branch Library, located at 1 Town Square Place and the Cultural Center Branch Library, located at 1020 Ulatis Drive (City of Vacaville 2013, p. 4.13-33).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy LU-P3.2:** Manage growth so that the quantity and quality of public services and utilities provided to existing businesses and residents will not drop below required levels of service because of new development, except when required findings related to levels of service are made. While existing development bears some responsibility to fund improvements that will resolve such deficits, ensure that new development also funds its fair share of the cost of maintenance and depreciation of facilities.
- **Policy LU-P3.4:** Do not approve new development unless there is infrastructure in place or planned to support growth.

- **Policy PUB-P1.1:** Prohibit any development that will not, even with identified mitigation measures, maintain standards for fire, rescue and emergency medical service. All service standards shall be met prior to project occupancy. Allow exceptions to these service standards only when there are overriding findings of special circumstances or economic or social benefits.
- **Policy PUB-P1.2:** Ensure that new development pays a fair and equitable amount to offset the costs for fire, rescue, and emergency medical response services by collecting impact fees, requiring developers to building new facilities, and requiring the new areas to create or annex into a Community Facilities District.
- **Policy PUB-P1.4:** Identify and mitigate fire hazards during the project review and approval process.
- **Policy PUB-P1.5:** Require that new development satisfy fire flow and hydrant requirements and other design requirements as established by the Fire Department.
- **Policy PUB-P2.2:** Prohibit any development that will not, even with identified mitigation measures, maintain standards for law enforcement service. All service standards shall be met prior to project occupancy. Allow exceptions to these service standards only when there are overriding findings of special circumstances or economic or social benefits.
- **Policy PUB-P2.3:** Ensure that new development pays a fair and equitable amount to offset the costs for law enforcement services by collecting impact fees and requiring the creation of or annexation into a Community Facilities District.
- **Policy PUB-P2.4:** Identify and mitigate law enforcement hazards during the project review and approval process.
- **Policy PUB-P2.5:** Require physical site planning that prevents crime by locating walkways, open spaces, landscaping, parking lots, parks, play areas, and other public spaces in areas that are visible from buildings and streets.
- **Policy PUB-P4.3:** In conjunction with the approval of residential development, cooperate with local school districts to ensure that sufficient school facilities are available to serve the enrollment generated by the new development.

Discussion

1. i. *Fire Protection*

Future development within the City by 2035 is projected to add 9,680 new dwelling units and 26,500 new residents and it is likely that new or expanded facilities would be required to support additional staff and serve new development (City of Vacaville 2013, p. 4.13-14). Land outside of the City limits is currently served by four fire protection

districts, but any land outside the City limits and within the City's Sphere of Influence would first be annexed into the City to receive fire protection services (City of Vacaville 2013, p. 4.13-14). Upon annexation into the City, VFD would be the service provider for the project. Compliance with General Plan Policy LU-P3.2 and Policy PUB-P1.1 would help minimize fire risks and ensure the adequate provision of fire protection and emergency medical response services to serve existing and future development. New development would be required to pay a fair and equitable impact fee to offset the cost of fire and emergency medical services, in compliance with General Plan policy PUB-P1.2. The General Plan EIR concluded that future development would have a less-than-significant impact on the provision of fire and emergency medical services. Please see the discussion under Utilities regarding adequate fire flow to serve the project and the surrounding areas. The project is within the scope of the projected population growth under General Plan horizon year buildout, and the General Plan EIR anticipated residential uses on the site.

The proposed project would create or annex into the City's existing Communities Facilities District (CFD) and would comply with all General Plan policies related to reducing fire risks including payment of developer impact fees, per General Plan policy PUB-P1.2. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

ii. *Police Protection*

Upon annexation into the City, VPD would be the service provider for new development. The General Plan EIR determined that in order to maintain the City's existing staffing ratio and adopted response standards, the VPD would need to add 30 officers, with associated equipment and vehicles. The existing VPD facilities would be sufficient to support additional officers and serve future development (City of Vacaville 2013, p. 4.13-4). Compliance with General Plan policies would ensure adequate police staffing is available to serve existing and future growth. New development would be required to pay a fair and equitable impact fee to offset the cost of law enforcement services under General Plan policy PUB-P2.3. The General Plan EIR concluded that future development would have a less than significant impact on the provision of police protection services. The project is within the scope of the projected population growth under General Plan horizon year buildout, and the General Plan EIR anticipated residential uses on the site. The proposed project would create or annex into the City's existing CFD and comply with all General Plan policies related to reducing the potential for an increase in crime and maintaining adequate law enforcement services, which includes payment of developer impact fees, per policy PUB-P2.3. This impact has been adequately addressed and would not

change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

c. Schools

The project site is adjacent to Hemlock Elementary School to the south and within a half mile of Orchard Elementary School, and a mile from Alamo Elementary School, a quarter of a mile southwest of Jepson Middle School, and half a mile from Vacaville High School. According to the California Department of Education's Data Reporting Office, the current school enrollment in 2017/2018 is shown below in Table 3. The project's anticipated generation of school age students is provided in Table 4.

Table 3
2017/2018 School Enrollment

School	2017/2018 Enrollment
Hemlock Elementary School	413
Orchard Elementary School	362
Alamo Elementary School	704
Jepson Middle School	924
Vacaville High School	1,913

Source: California Department of Education Data Reporting Office, accessed June 2018.

Table 4
Student Generation Rate

Grade	Residences	Student Generation Rate	New Students
K-6	130	0.28	36
7-8	130	0.11	14
9-12	130	0.16	21
Total			71

Source: School Facility Justification Report for Residential, Commercial and Industrial Development Projects for the Vacaville Unified School District, School Facility Consultants, March 2015.

All new residential and commercial development in the City is required to pay a developer impact fee to fund school improvement projects (City of Vacaville 2013, p. 4.13-30). The General Plan EIR concluded that impacts to the VUSD would be less than significant since payment of development fees has been deemed adequate to fully mitigate the impacts of new development on school facilities under Section 65996 of the California Government Code. The project would pay required developer fees to mitigate impacts to schools facilities. Therefore, the impact has been adequately addressed and would not change from what was identified in the General Plan EIR.

d. Parks

Impacts to parks and the provision of parkland is evaluated in Section XV. Recreation, below.

e. Other Public Facilities

Future development within the City could impact other public services including libraries (City of Vacaville 2013, p. 4.13-35). It is expected that availability of school library facilities would help decrease the potential impact on City and County library facilities. Compliance with General Plan policies would ensure that adequate public services and facilities are funded to meet increasing demand. The General Plan EIR concluded that impacts to library facilities would be less than significant. The project is within the scope of the projected population growth under General Plan horizon year buildout, and the General Plan EIR anticipated residential uses on the site. The project would comply with General Plan policies related to ensuring adequate provision of other public facilities including library facilities. The impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.15 RECREATION – Would the project?			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The General Plan classifies park and recreational facilities into six categories: Neighborhood parks, community parks, regional parks, accessible open space, special purpose facilities and bikeways, multi-use trails, and nature trails (City of Vacaville 2015a, p. PR-1-3). Development of parks, recreation and open space facilities in the City is guided by the City's Comprehensive Parks, Recreation, and Open Space Master Plan adopted in 1992. Funding for acquisition and development of parks is primarily derived from park development impact fees. Operation of City parks is provided by the Community Services Department and funded through the City's General

Fund and user fees, while maintenance of City parks is provided by the City's Public Works Department and funded primarily through the General Fund and numerous maintenance districts (City of Vacaville 2015a, p. PR-9).

The project includes a roughly 3 acre park that would be built by the developer, funded through park impact fees, and maintained by the City through a new parks assessment district for the 130 new homes. The park fills an unmet need of park space identified in the General Plan.

The City standards for provision of park and open space is 4.5 acres of developed parkland per thousand residents, which is further divided into 1.8 acres per 1,000 people for neighborhood parks, 1.7 acres per 1,000 people for community parks, and 1.0 acre per 1,000 people for regional parks (City of Vacaville 2015a, p. PR-13). Currently, the City provides 1.3 acres of neighborhood park per 1,000 people, 1.6 acres of community park per 1,000 people, and 3.7 acres of regional parkland per 1,000 people for a total of 6.6 acres of parkland per 1,000 people (City of Vacaville 2013, p. 4.13-47). The General Plan states that new neighborhood parks must be a minimum of 6 acres in size, and can be as large as 9 acres as needed to serve the local service area. However, the General Plan allows for new neighborhood parks less than 6 acres may be approved in infill areas where there is a documented shortfall of parkland. The service area standard for neighborhood parks is a 0.5 mile maximum, approximately a 10 minute walk, and a 1.5 mile maximum for community parks (City of Vacaville 2015a, p. PR-15).

Currently, the City meets service standard ratios for baseball/softball fields, neighborhood centers and swimming pools, but is deficient in facility ratios for the other eight recreational facility types (City of Vacaville 2013, p. 4.13-53).

The nearest existing neighborhood park to the project site is N. Orchard Park located approximately 0.3 mile north and the nearest existing community park is Andrews Park located approximately 1.0 mile southeast. The only regional park in the project area is Lagoon Valley Regional Park, located approximately 2.5 miles south-southwest of the project site (City of Vacaville 2015a, Figure PR-1).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy PR-P1.1:** Provide new parks according to the standards established in this Element to ensure adequate distribution, size and access.
- **Policy PR-P1.8:** Make designated open spaces more accessible to the public with a linked park and trail system that takes advantage of surrounding open space.

- **Policy PR-P2.1:** All parks and recreational facilities required by the park standards in this Element shall be publicly owned, operated, and maintained, except as otherwise allowed by the Quimby Act.
- **Policy PR-P2.2:** New parks and recreation facilities shall be funded, at least in part, by fees paid by new development, or as turn-key facilities with new development, as described in Policy PR-P2.5.
- **Policy PR-P2.4:** Require all residential developers, including apartment builders, to provide sufficient parks and other recreational facilities to meet the standards established by the Comprehensive Parks, Recreation, and Open Space Facilities Master Plan by dedicating land and/or paying in-lieu fees for land acquisition, and by paying Park Development Impact Fees for the construction of new facilities.
- **Policy PR-P2.5:** Encourage development of turn-key neighborhood parks, which are completed in conjunction with development of a new subdivision, rather than payment of impact fees.
- **Policy PR-P3.1:** Locate new neighborhood parks adjacent to new elementary schools where possible. Whenever possible, work with the school district to design both the park and school to maximize the benefits to the public.
- **Policy PR-P3.4:** Locate parks and recreation facilities to take advantage of natural features, adjoining open spaces, trail access, lands that may be jointly-used for recreation purposes, land use buffers (i.e., areas of open space or low-intensity uses between potentially conflicting land uses), urban separators and easements.

Discussion

- a, b) As discussed in the Setting above, the City is currently deficient in meeting the provision standards for neighborhood and community parklands, but exceeds the standard for regional parks and the total amount of parkland. The City is also deficient in meeting service standards for eight of the eleven recreational facility types. The General Plan is projected to add a total population of 112,000 residents by 2035, which would exacerbate the deficiencies in neighborhood and community parks and recreational facilities. It is estimated that in order to meet these standards by 2035, an additional 91 acres of neighborhood parkland and 50 acres of community parkland would be needed (City of Vacaville 2013, p. 4.13-49). General Plan policies would ensure that parkland and recreational facility goals are met by requiring construction of new park facilities or payment of in-lieu park fees for land acquisition and park development impact fees for the construction of new facilities. Additional policies would ensure that parks and recreational facilities are not overburdened by use and that the public's investment in

parks and recreational facilities is protected. The General Plan EIR concluded that with implementation of General Plan policies, impacts to parks and recreational facilities would be less than significant.

The General Plan provides that new neighborhood parks should be a minimum of 6 acres of parkland, but that neighborhood parks less than 6 acres may be approved in infill areas such as the project site where there is a documented shortfall of parkland. The development's obligation towards a neighborhood park, based on the City's park standards of acres per 1,000 people, would be 0.56 acres of parkland. The proposed project far exceeds this requirement by including approximately 5 acres of neighborhood parkland and trails that would be available to the public and consistent with the General Plan. The project would provide a 3-acre public, neighborhood park that is adequate to serve the projected project population and would not contribute to the degradation of neighborhood parks elsewhere, which improves the park-to-resident ratio. Additionally, the project would comply with all General Plan policies and pay any park fees, if required by the City related to the adequate provision of parkland and recreational facilities. Therefore, the project's impacts to recreation facilities have been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.16 TRANSPORTATION/TRAFFIC – Would the project?			
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City is served by two major freeways, Interstate 80 (I-80) with four lanes in each direction extending southwest toward Highway 101 in San Francisco and northeast toward Sacramento and beyond, and Interstate 505 (I-505) with two lanes in each direction connecting I-80 with Interstate 5 (I-5). The project site is located in the western portion of the City and is served by N. Orchard Avenue and Fruitvale Road. Existing public transportation in the area includes local and regional bus service and taxi operations. Bus service in the City is provided by Vacaville City Coach, Fairfield and Suisun Transit (FAST), and YOLOBUS, while taxi service is provided by a number of privately-operated taxi companies (City of Vacaville 2017, p. TR-8). The nearest bus stop to the project site is at the transit Plaza near the intersection of Dobbins Street and Monte Vista Avenue, and is served by route 4. The project site is approximately 1.4 miles from this stop.

Planned improvements under the General Plan that would be implemented by the City include a new 2-lane arterial between Wrentham Drive and Gibson Canyon Road extending Vaca Valley Parkway, which is located approximately 1 mile northeast of the project site. No other roadway improvements are located within 2 miles of the project site (City of Vacaville 2015a, Table TR-1). Planned transit improvements in the City include construction of a new commuter rail station at the southeast corner of Peabody Road and Vanden Road. Additionally, non-motorized transportation improvements include construction of a Class I: Bike path from Foothill Drive to Farrell Road (Existing); Class III: bike route along N. Orchard Avenue from W. Monte Vista Avenue to Farrell Road (Existing); and a Class III: bike route along Fruitvale Road from Dunsmuir Street to Stinson Avenue (Existing.) (City of Vacaville 2017, p. TR-7.)

A Transportation Impact Study (TIS) was prepared for the project by Omni-Means, Ltd. and is included in Appendix G. To evaluate potential project impacts four intersections were identified by the City for analysis. The potential for the project to result in traffic impacts was evaluated under six scenarios:

- Existing Conditions
- Existing plus Project Conditions
- Short Term Conditions (approved/pending projects, near the project locations, generated peak hour traffic volumes have been added to the *Existing* conditions volumes to obtain the *Short Term* volumes)
- Short Term plus Project Conditions (project generated peak hour traffic volumes have been added to the *Short Term* conditions volumes to obtain the *Short Term Plus Project* volumes)
- Year 2035 Conditions
- Year 2035 plus Project Conditions

All of the study intersections are all-way stop sign controlled, except for the intersection of N. Orchard Avenue/W. Monte Vista Avenue, which is signal controlled. The following intersections were identified by the City for analysis.

- N. Orchard Avenue/Vaca Valley Road/Farrell Road
- N. Orchard Avenue/Fruitvale Road
- Gibson Canyon Road/Fruitvale Road
- N. Orchard Avenue/W. Monte Vista Avenue

Traffic count data was taken at all study intersections on Thursday, February 15, 2018, and were evaluated for average weekday AM and PM peak hour operations. The AM peak hour is defined as the one-hour of peak traffic flow (which is the highest total volume count over four consecutive 15-minute count periods) counted between 7:00 am and 9:00 am on a typical weekday. The PM peak hour is defined as the one hour of peak traffic flow counted between 4:00 pm and 6:00 pm on a typical weekday. Schools in the area were in regular session and no unknown special event were occurring in the area at the time the traffic counts were taken.

Table 5 shows the existing conditions at these four intersections. All of the study intersections currently operate at or above the threshold LOS under Existing Conditions.

Table 5
Existing Conditions Intersection Operations

#	Intersection	Control Type	Target LOS	AM Peak Hour		PM Peak Hour	
				Delay	LOS	Delay	LOS
1	N. Orchard Ave/Vaca Valley Rd/Farrell Rd	AWSC	Mid-D	9.1	A	8.0	A
2	N. Orchard Ave/Fruitvale Rd	AWSC	Mid-D	11.2	B	11.0	B
3	Gibson Canyon Rd/Fruitvale Rd	AWSC	Mid-D	12.8	B	12.5	B

Table 5
Existing Conditions Intersection Operations

#	Intersection	Control Type	Target LOS	AM Peak Hour		PM Peak Hour	
				Delay	LOS	Delay	LOS
4	N. Orchard Ave/W. Monte Vista Ave	Signal	Mid-D	23.0	C	21.7	C

Source: Appendix G

Notes:

1 AWSC = All-Way Stop Control

2 LOS = Delay based on average of all approaches for AWSC, Signal

Pedestrian, Bicycle and Transit Facilities

N. Orchard Avenue, from W. Monte Vista Avenue to Farrell Road, contains continuous sidewalks along the west side of the roadway. The east side of the roadway has sidewalks along the majority of the roadway, with the exception of where the proposed project would be located.

Fruitvale Road, from Dunsmuir Street to Gibson Canyon Road, contains continuous sidewalks along the south side of the roadway, with the exception of where the proposed project would be located and near the intersection of Gibson Canyon Road and Fruitvale Road. The north side contains sporadic sidewalks along the roadway.

There is an existing Class I bike path from Foothill Drive to Farrell Road and proposed Class III bike lanes proposed along N. Orchard Avenue from W. Monte Vista Avenue to Farrell Road and along Fruitvale Road from Dunsmuir Street to Stinson Avenue.

The nearest bus stop to the project site served by route 4 is located at the transit Plaza near the intersection of Dobbins Street and Monte Vista Avenue, approximately 1.4 miles from the project site.

Listed below are relevant policies from the City of Vacaville General Plan (revised) Transportation Element adopted on October 24, 2017:

- **Policy TR-P3.1:** Endeavor to maintain LOS C as the LOS goal at all intersections and interchanges to facilitate the safe and efficient movement of people, goods and services. Strive to design improvements to provide a LOS goal of C, based on the City's most recent 20+year traffic forecast including signalized and unsignalized intersections.
- **Policy TR-P3.2:** At signalized and all-way stop control intersections, LOS mid-D shall be the LOS significance threshold. At two-way stop control intersections, LOS D shall be the LOS significance threshold.

- **Policy TR-P3.4:** The City may allow LOS above the established LOS significance thresholds for a particular location as an interim level of service where improvements are programmed by the City that will improve the level of service to an acceptable level.
- **Policy TR-P3.6:** Require all roads to comply with the City's Standard Specification for Public Improvements document for the City's roadway network.
- **Policy TR-P4.2:** As part of development approvals, require reasonable demonstration that traffic improvements necessary to mitigate development in accordance with policies TR-P3.1 through TR-P3.3 will be in place in time to accommodate trips generated by the project, or satisfy findings identified in policies TR-P3.4 and TR-P3.5.
- **Policy TR-P4.3:** In order to ensure that adequate roadway capacity is provided for the buildout of the General Plan and that new development does not preclude the construction of adequate circulation facilities, require all new development to provide right-of-way dedications consistent with this Transportation Element (Figure TR-6).
- **Policy TR-P6.1:** Discourage unnecessary through-traffic in residential areas through circulation system design and planning.
- **Policy TR-P6.3:** Consider traffic calming measures consistent with the City's traffic calming policies and approved by the City as part of development proposals in an effort to lower vehicle speeds and enhance mobility for bicyclists and pedestrians.
- **Policy TR-P7.2:** Require that new and existing on-street bicycle lanes be striped, signed, and maintained to encourage their use.
- **Policy TR-P7.3:** Require that new development applications include transit amenities, such as bus stops, bus bays, transit shelters, benches and on-site drop-off locations, as appropriate, or explain why these features are infeasible or unnecessary.
- **Policy TR-P7.4:** Require that new development applications design roadway networks to accommodate transit vehicles and facilitate efficient transit routes.
- **Policy TR-P7.6:** Require that new development applications design roadway networks to accommodate on-street bicycle lanes, and only allow bicycle routes with sharrows when on-street bicycle lanes are impractical or infeasible.
- **Policy TR-P7.7:** Require that new roadway networks be designed as a grid pattern to reduce circuitous travel patterns and improve access and circulation for all modes.
- **Policy TR-P7.8:** Prioritize transportation improvements that support and enhance travel by transit, bicycle, and pedestrian modes to and from designated Priority Development Areas (PDA).

- **Policy TR-P8.4:** Require that new development applications include bike paths or bike lanes, when appropriate.
- **Policy TR-P8.5:** Enhance and improve bicycle connections between neighborhoods and between neighborhoods and significant destinations, such as parks, schools, transit stops and transit centers, shopping centers, and employment centers.
- **Policy TR-P9.2:** Design separated pedestrian paths and trails to be convenient, visible and safe.

Discussion

- a, b) Under the General Plan 2035 conditions, 34 of the 100 study intersections would exceed the City's LOS standards during one or both peak hours (City of Vacaville 2013, p. 4.14-41). Of these 34 intersections, four intersections were identified in the western portion of the City that would serve the project site or are located within the vicinity of the project site: Foothill Drive at Pleasant Valley Drive, Monte Vista at Orchard Avenue, Monte Vista at Browns Valley Parkway, and Monte Vista at Dobbins Street. These intersections are within the vicinity of the project site but anticipated to receive only limited traffic from the project. The General Plan EIR concluded that with mitigation traffic impacts would be reduced to less than significant. Improvements required at the intersection of I-80 and Leisure Town Road are not within the City's jurisdiction and since the City cannot assure the timing, right-of-way and funding for improvements this impact was determined to be significant and unavoidable.

The TIS prepared for the project determined that the project would generate 95 AM and 151 PM peak hour trips (see Table 4 in Appendix G). The TIS evaluated the study intersections and concluded that each intersection would operate at better than the mid-LOS D threshold under Existing plus Project conditions, Short Term plus Project conditions, and Year 2034 (cumulative) conditions, as shown in Tables 5, 6 and 7 in Appendix G. In addition, both project driveways are projected to operate acceptably without adding turn lanes to either of the project driveways (Appendix G). The project's traffic impacts would be less than significant and would not result in a significant impact peculiar to the project site or change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

3. The Nut Tree Airport is within the City limits and under the General Plan this area would be consistent with existing development and with airport operation requirements (City of Vacaville 2013, p. 4.14-72). General Plan policies limit residential development in areas impacted by potential hazards from airport uses and requires working with the Solano County Airport Land Use Commission to prevent development that could affect air traffic patterns due to its nature or height. The General Plan EIR concluded that future

development would have a less-than-significant impact on air traffic patterns. The project site is not located within the Nut Tree Airport Land Use Compatibility Zone. This impact has been adequately addressed and would not change from what was identified in the General Plan and, the criteria for requiring further CEQA review are not met.

4. Future development in the City would increase residential and commercial land uses requiring modification of existing roadways and construction of new roadways to support growth (City of Vacaville 2013, p. 4.14-72). Roadway improvements are required to comply with the City's Standard Specifications for Public Improvements, which would reduce potential hazards due to roadway design or incompatible uses. General Plan policies require arterial and collector roadways to meet LOS standards to avoid traffic diversion and to discourage traffic on local streets. The General Plan EIR concluded that designing roadway improvements in accordance with City standards and General Plan policies would ensure that future development does not significantly increase hazards due to design features. This impact would be less than significant. The project does not require any roadway improvements with the exception of adding curb, gutter and sidewalks along Orchard Avenue. The proposed project is required to comply with General Plan policies and City standards related to design and LOS. This impact would be less than significant and, therefore, has been adequately addressed and would not change from what was identified in the General Plan EIR.
5. General Plan policies related to LOS standards, integrated roadway networks and arterial roadway design would ensure efficient circulation and adequate access are provided throughout the City, which would help facilitate emergency response (City of Vacaville 2013, p. 4.14-73). However, the General Plan EIR found that 34 intersections would fall below an acceptable LOS standard as a result of future development, and these intersections may not be able to be mitigated when the improvements are needed (City of Vacaville 2013, p. 4.14-74). The General Plan EIR concluded that this impact would be significant and unavoidable. The impacted intersections are not located within the western portion of the City in the vicinity of the project site and would not likely be used by the project residents. The project includes two points for ingress/egress and has been designed to meet the fire department's requirements for emergency access. Therefore, this impact would be less than significant. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
6. The General Plan contains policies to provide for an integrated network of bicycle and pedestrian facilities as well as public transit (City of Vacaville 2013, p. 4.14-74). General Plan policies are designed to enhance and construct bike route networks throughout the City, develop continuous pedestrian walkways within the Downtown and residential neighborhoods, add pedestrian trails, and support expansion of transit network services.

Under the General Plan, new development is required to include transit amenities unless justification for non-provision is provided, bike paths or bike lanes when appropriate, and adequate public and private bicycle parking and storage facilities. The General Plan EIR concluded that implementation of General Plan policies would ensure that future development would support and not conflict with plans, programs and policies regarding bicycle or pedestrian facilities and the impact would be less than significant (City of Vacaville 2013, p. 4.14-75).

The proposed project includes a multi-purpose pedestrian/bike trail around the perimeter of the project to facilitate access. The project site is not currently served by public transit, but the nearest bus stop to the project site is at the transit plaza near the intersection of Dobbins Street and Monte Vista Avenue, and is served by Bus Route 4. The project site is approximately 1.4 miles from this stop. The project is consistent with the General Plan and would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.17 TRIBAL CULTURAL RESOURCES – Would the project?			
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

A constraints level archeological review of the project site was conducted in October 2017 to determine the cultural sensitivity of the project site. A copy of the *Cultural Resources Evaluation Report for the Eldredge Property (Farmstead) Project, Solano County, California* is included as Appendix F.

Dudek contacted the Native American Heritage Commission (NAHC) on March 27, 2018, to request a search of its Sacred Lands File (SLF) for the proposed project site and surrounding area. The NAHC responded on March 30, 2018, indicating that the search did not identify any Native American resources in the vicinity of the project site (Appendix F). The Cultural Resources Evaluation also reviewed the buildings located on the project site to determine eligibility for listing on a federal or state list of historic resources. Based on the architectural evaluation none of the buildings were determined eligible for listing on a federal or state list of historic resources.

Native American Cultural Resources

Native American cultural resources are not limited to physical archaeological resources with scientific significance, but could also include cultural landscapes, tribal cultural resources, and non-unique archaeological resources. The Vacaville area was a part of the ancestral territory of Native Americans, and there is the potential for unrecorded tribal cultural resources (TCRs) to be present in the area (City of Vacaville 2015a, p. COS-21-22).

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy COS-P6.1:** Consult with those Native American Tribes with ancestral ties to the Vacaville city limits regarding proposed new development projects and land use policy changes.
- **Policy COS-P6.3:** Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation.
- **Policy COS-P6.4:** Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

Discussion

1. (i,ii) Based on a search of the NAHC Sacred Lands File no sacred sites were identified in or near the project area (see Appendix F). To determine if the local tribes have any TCRs in the area, as a courtesy the City reached out to the Yocha Dehe Tribe (Tribe). Communications are summarized below.
 - May 18, 2018 – mailed initial letter to Tribe informing them about the project.
 - June 6, 2018 – received mailed notice from Tribe with request to meet with City staff.
 - June 13, 2018 – telephone call to contact listed on the Tribe’s letter; Riemann Rouse; wrong number. Sent email to contact listed, attached requested information, and requested a return contact for meeting.
 - June 18, 2018 – telephone call to Yocha Dehe Tribe general number and was directed to Mr. Rouse. Mr. Rouse indicated he would review the information provided and would get back in touch regarding a meeting .
 - June 26, 2018 – follow up email to Mr. Rouse.
 - July 6, 2018 – telephone call and left a message for Mr. Rouse following up on prior telephone call and email.
 - July 27, 2018 – meeting with Mr. Rouse.

Consistent with Policy COS-P6.1, and based on the meeting with Mr. Rouse and a subsequent letter sent to the City from Mr. Rouse, the project applicant has agreed to allow a representative from the Yocha Dehe Tribe to be on site during ground disturbing activities to monitor if any TCRs or other important Native American resources are unearthed. This obligation would be included as part of the project’s Conditions of Approval. The project is consistent with the General Plan policies related to cultural resources and would not conflict with adopted policies, plans, or programs regarding cultural resources, including TCRs. This impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.18 UTILITIES AND SERVICE SYSTEMS – Would the project?			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Water

The City has three primary water sources: the Solano Project, State Water Project (SWP) water and settlement water from the North Bay Aqueduct (NBA), and groundwater sources (City of Vacaville 2015a, p. PUB-18). From the Solano Project, the City is entitled to 5,750 acre-feet per year (AFY) of water through its own annual allocation (entitlement) from Solano County Water Agency (SCWA) and an additional allocation from SID through a master water agreement executed in 1995 and amended most recently in 2018. The schedule incrementally increases the annual entitlement from 2,500 AFY in 2010 to 10,050 AFY in 2040. In 2015, the City had 8,875 AFY in allocation, but used only 6,214 AFY (City of Vacaville 2011a, NV5 2017). From the SWP, the City receives an annual allocation of 8,978 AFY (NV5 2017). In addition, the City receives an annual allocation of up to 9,320 AFY of Settlement Water (available by the State Department of Water Resources), of which only an average of 25 to 30% has been made available per year (City of Vacaville 2011a, NV5 2017).

The City has 10 operating groundwater wells, most of which are located in the Elmira well field, and can provide up to 7,000 AFY of potable water (NV5 2017). The City's total water supply available in 2015 from groundwater, and surface water was approximately 34,173 AFY. The

actual amount of water provided to the City in 2015 was 13,205 AFY (City of Vacaville 2011a, NV5 2017). The total water supply (allocation or safe yield) available to the City in 2040 will be approximately 42,198 AFY (NV5 2017).

The North Bay Regional Water Treatment Plant (NBR Plant) co-owned by both the City of Vacaville and the City of Fairfield is operated by the City of Fairfield and has a design capacity of 40 mgd, of which the City of Vacaville is dedicated 13.3 mgd of the design capacity. The NBR Plant draws water from the Sacramento River Delta via the NBA, as well as Solano Project water from the Putah South Canal (City of Vacaville 2011, NV5 2017). The Diatomaceous Earth (DE Treatment Plant owned and operated by the City has a design capacity of 10 mgd but produces an average of 3.36 mgd when in operation with Solano Project water from Putah South Canal.

The proposed project would tie into the City's existing 12-inch water lines located within both N. Orchard Avenue and Fruitvale Road. The project would install a series of 8-inch water lines located with project roadways. The project's irrigation water would be provided by the City's potable water system.

The City's General Plan EIR notes that the N. Orchard area of the City has issues related to fire flow and residential peak hour water demand. The City's 1990 *Water Master Plan* notes that water pressure below 20 pounds per square inch (psi) is not acceptable to ensure adequate water pressure is available for fire suppression, per Section 64602 of the California Waterworks Standards. The Master Plan notes 20-30 psi is acceptable for fire suppression, but a range of between 30-88 psi is recommended (Nolte 1990, p. 7-8).

The project is expected to generate a water demand of approximately 35,700 gpd (or 13.03 million gallons per year) during operation, as shown in Table 6. During construction, approximately 1,000 gallons of recycled (non-potable) water is estimated to be used per acre of disturbed area for dust control during high-wind weather and high-traffic areas.

Table 6
Proposed Project Projected Water Demand

Residential Units	Average Gallons per day/per unit	Peak Water Demand (gpd)	Total Water Demand (gpd)
130	265	1,250	35,700

Source: City of Vacaville, 2018.

Wastewater

The City maintains the wastewater collection system to areas surrounding the project site. The City owns and operates the Easterly Wastewater Treatment Plant (EWWTP) located east of the

City and adjacent to the unincorporated Town of Elmira. The EWWTP has an average dry weather flow (ADWF) capacity of 15 mgd and a 55 mgd peak hour wet weather flow (City of Vacaville 2014b). The average day annual wastewater treated at the EWWTP for the years 1999 through 2016 range from 5.9 to 8.5 mgd. In 2015, the City completed the necessary facility upgrades to the EWWTP that were required to comply with Waste Discharger Order (WDO) R5-2008-0055, NPDES Permit No. CA007769 and Time Schedule Order R5-2008-0056. Additional modifications to meet the current WDO R5-2014-0072-01 included denitrification improvements to meet effluent nitrate limits and construction of tertiary effluent filters to meet the California Code of Regulations Title 22 requirements. The City's wastewater collection system consists of sewer lines ranging in diameter from 6- to 54-inches, seven City-maintained lift stations, and associated facilities (City of Vacaville 2013, p. 4.15-29).

Existing sewer lines are located along N. Orchard Avenue, Fruitvale Road, and Eldridge Avenue. Sewer from the project would be conveyed to a 21-inch sewer main in Fruitvale Road.

The project would install 8-inch sewer lines within all roadways to service the residences.

The project is expected to generate approximately 31,200 gallons per day of wastewater (or 13 million gallons per year) during operation, as shown in Table 7. During construction, construction worker wastewater would be handled through a portable restroom company and hauled off site.

Table 7
Proposed Project Projected Demand in Wastewater Generation

Residential Units	Average gallons per day per dwelling unit	Dry weather flow for wastewater (gpd)	Peak wet weather flow (2.5 peaking factor) of wastewater (gpd)
130	240	31,200	78,000

Source: City of Vacaville, 2018.

Stormwater

The City is located within four watersheds, Gibson Canyon Creek, Ulatis Creek, Horse Creek and Alamo Creek, all of which are part of the larger 150 square mile Ulatis Creek watershed (City of Vacaville 2013, p. 4.15-40). The project site is located within the Upper Ulatis Creek Hydrologic Unit. The natural, unaltered portions of the creeks generally do not have adequate flow capacity to convey a 100-year storm event, while the modified natural channels were designed to provide a 10-year or 50-year level of protection (City of Vacaville 2013, p. 4.15-42). The City has several regional detention basins, both natural and constructed, that reduce the flow in the creeks before reaching the City in order to reduce flooding. Storm drains within the City are required to convey the 10-year design flows and in order to accommodate surface drainage,

the City requires that streets and public rights-of-way be designed to provide overland release of runoff for the 100-year storm (City of Vacaville 2013, p. 4.15-43).

Solid Waste and Recycling

Recology Vacaville Solano provides solid waste, yard waste and recyclable materials collection in the City. The City's 2010 per capita disposal rate was 4.9 pounds per resident per day, which is below the City's target disposal rate of 6.5 pounds per resident per day (City of Vacaville 2013, p. 4.15-47). Solid waste collected by Recology is deposited at the Hay Road Landfill (SWFP 48-AA-0002) located at 6426 Hay Road in Vacaville. The Hay Road Landfill has a permitted daily capacity of 2,400 tons and a total capacity of 37 million cubic yards (Cal Recycle 2018). The landfill receives approximately 136,066 tons of solid waste, of which 81,268 tons is from Vacaville (City of Vacaville 2013, p. 4.15-48). The landfill has a remaining capacity of 30.4 million cubic yards and is projected to reach capacity in 2069 (Cal Recycle 2018). The Household Hazardous Waste Facility, operated by Recology Vacaville Solano, accepts disposal of household hazardous waste (City of Vacaville 2013, p. 4.15-48). The project is expected to generate approximately 318.53 tons per year of waste during operation. Demolition of on-site structures (approximately 3,000 square feet of residences and 2,000 square feet of outbuildings) would generate approximately 50 tons (320 cubic-yards) of solid waste. The project would require approximately eight 40 cubic-yard debris bins with a capacity of approximately 6.25 tons per bin (Lirette, 2018).

Recyclable material generated by the proposed project would be taken to the Recology Vallejo facility located in Vallejo. Unrecyclable solid waste would be taken to the Hay Road Landfill I in Vacaville.

Listed below are relevant policies from the City of Vacaville General Plan adopted on August 11, 2015:

- **Policy COS-P13.4:** Require new development to incorporate Best Management Practices (BMPs) for water use and efficiency and demonstrate specific water conservation measures.
- **Policy COS-P13.7:** Explore installation of dual plumbing in large, new commercial and/or residential developments to enable future use of recycled non-potable water generated on- or off-site.
- **Policy COS-P14.3:** Encourage pest-tolerant landscapes using native plants to minimize the need for pesticides.
- **Policy COS-P14.5:** Require the implementation of Best Management Practices (BMPs) to minimize erosion, sedimentation, and water quality degradation resulting from construction or from new impervious surfaces.

- **Policy PUB-P9.9:** Require construction sites provide for the salvage, reuse, or recycling of construction and demolition materials and debris.
- **Policy PUB-P12.1:** Prohibit any development that will not meet standards of water service. All service standards shall be met prior to project occupancy.
- **Policy PUB-P12.3:** Require new development provides fair share funding for all required water utility infrastructure and facilities.
- **Policy PUB-P12.4:** Require that new development designate water service corridor easements or routes when tentative maps or specific plans are approved.
- **Policy PUB-P13.4:** Plan, construct, and maintain wastewater treatment facilities to provide a level of wastewater treatment that meets State discharge requirements and to plan for expanding wastewater treatment capacity, consistent with anticipated needs.
- **Policy PUB-14.3:** Ensure that new development provides adequate funding for all wastewater infrastructure and facilities.
- **Policy PUB-P14.4:** Prohibit any development that will not maintain adequate standards for wastewater service. All wastewater service standards shall be met prior to project occupancy.
- **Policy PUB-P14.5:** Require that new development designate sewer easements or routes when tentative maps or specific plans are approved.
- **Policy SAF-P3.1:** Evaluate the storm drainage needs for each project; this evaluation should account for projected runoff volumes and flow rates once the drainage area is fully developed. In the Alamo Creek watershed upstream of Peabody Road (including Alamo, Laguna, and Encinosa creeks), require post-development 10-year and 100-year peak flows to be reduced to 90% of predevelopment levels. In the remainder of Vacaville, for development involving new connections to creeks, peak flow shall not exceed predevelopment levels for 10- and 100-year storm events.
- **Policy SAF-P3.2:** Continue to require development impact fees to fund necessary storm drainage improvements, including drainage detention basins.
- **Policy SAF-P3.4:** Require that new development designate storm drainage easements or routes when tentative maps or specific plans are approved.

Discussion

1. Future development within the City is expected to increase flows to the Easterly WWTP to 16.2 mgd by 2035 (City of Vacaville 2013, p. 4.15-35). This would exceed the current treatment capacity of the plant by approximately 8%, and per the City's NPDES permit, the City is required to have a plan in place for expanding the Easterly WWTP by the time flows are expected to reach 15 mgd (City of Vacaville 2013, p. 4.15-35). Recent

improvements to the Easterly WWTP allow for compliance with new NPDES permit discharge requirements, but did not add capacity over the current 15 mgd (City of Vacaville 2018). The City is required to plan, construct and maintain wastewater treatment facilities to meet State discharge requirements and to plan for expanding wastewater treatment capacity consistent with anticipated needs under General Plan policy PUB-P13.4. The General Plan EIR concluded that with implementation of General Plan policy PUB-P13.4, future development including development of the project site would have a less-than-significant impact on meeting wastewater treatment requirements.

The proposed project would develop 130 dwelling units, resulting in an operational generation of approximately 35,700 gpd or 13.03 million gallons per year, shown in Table 4. During peak wet weather flows, a peaking factor of 2.5 is used by the City's Design Standards Section DS 6, Sanitary Sewer System (City of Vacaville, 2018), resulting in a peak daily flow of 78,000 gpd, which is within the General Plan EIR assumptions for increase in wastewater requiring treatment. The proposed project would not exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board and would not result in a new impact that was not previously analyzed in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

2. The project would result in an estimated water usage of 35,700 gpd or 13,030,500 million gallons per year (or 39.99 acre-feet per year), shown in Table 4. The City has sufficient water to meet its customers' needs through 2040, including the proposed project. This is based on continued application of the water conservation ordinance and on-going conjunctive use of water supply sources. The City's current UWMP addresses the current and projected use and distribution plans for recycled water, which would further reduce water usage demands for future development within the City (City of Vacaville 2016).

The City has identified facilities improvements which include expansion of the NBR Plant, increased hours of production at the DE Plant, addition of three new main zone reservoirs and a new upper zone reservoir, construction of three new groundwater wells and replacement of five existing wells, and construction of new transmission and distribution system water mains (City of Vacaville 2013, p. 4.15-16-19). In January 2016, the City adopted a series of water service rate increases designed to generate an annual increase in revenues over the next five years. The City intends to combine the increased water rates, capital replacement funds, water connection fees, direct develop construction, and various long-term financing options, to raise the necessary revenue to fund and implement the construction of water production, treatment, and transmission facilities currently defined in the Capital Improvements Plan (CIP) and Water Master Plan.

The City has identified the N. Orchard area of the City as having issues related to fire flow and residential peak hour water demand. The City's 1990 Water Master Plan notes that water pressure below 20 pounds per square inch (psi) is not acceptable to ensure adequate water pressure is available for fire suppression. The master plan notes 20-30 psi is acceptable for fire suppression, but a range of between 30-88 psi is recommended (Nolte 1990, p. 7-8).

To address how the proposed project could affect existing water pressure and required fire flow pressure in this area, the City's consultant, NV5, evaluated if the project would affect existing water distribution system resulting in a decline in acceptable water pressure under both average water demand and maximum water demand scenarios (see Appendix H). Under existing conditions, the average water pressure in the residential areas north and northwest of Fruitvale Road generally ranges from 40 to 45 psi. West of Orchard Avenue water pressure generally falls within 40 to 42 psi and to the south and east water pressure generally ranges from 43 to 48 psi. There are a few residential areas farther to the west and southwest where water pressure is lower and ranges between 36 to 39 psi. Under existing conditions, all of these areas are within the recommended water pressure guidelines as set forth in the Water Master Plan and well above the acceptable water pressure minimum of 20 psi. The project's water demand for 130 residences would result in no more than a one (1) psi reduction in water pressure under both average and maximum day demand in limited areas to the northeast of Fruitvale Road and south of the project site. A one (1) psi reduction in water pressure would not result in noticeable changes in performance for household uses. Based on this analysis the proposed project would not significantly affect the City's existing water distribution system or water pressure in the area and would not adversely impact the required fire flow water pressure standards to the extent that would require the construction of new water infrastructure facilities.

Expansion of the Easterly WWTP would be required to accommodate future development through 2040 to increase capacity beyond 15.0 mgd (City of Vacaville 2013, p. 4.15-36). It is likely that additional new or expanded facilities would also be needed to serve future development, the construction of which could significantly impact the environment. The construction or expansion of facilities would be subject to project-specific environmental review. The General Plan EIR concluded that General Plan policies to promote water conservation and reduce potential impacts of new or expanded production facilities for water and wastewater would reduce impacts to a less-than-significant level. The proposed project would not require the construction of new water or wastewater treatment facilities, distribution lines or require the expansion of existing facilities; therefore, the impact would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

3. The increase in impervious surfaces from future development would generate additional stormwater runoff that, without new or expanded storm drainage facilities, would endanger public safety and the environment (City of Vacaville 2013, p. 4.15-44). Compliance with General Plan policies would ensure that adequate storm drainage facilities for existing and new development would be provided. The General Plan EIR determined that new stormwater drainage facilities would still be needed to accommodate anticipated new development and any new or expanded facilities would be subject to project-level environmental review. The General Plan EIR concluded that future development impacts to stormwater drainage facilities would be less than significant.

The proposed project would develop approximately 12-acres of currently undeveloped land, which would increase impervious surface and generate additional runoff. The City has stated that the existing drainage system has capacity to support the proposed project. The City uses detention fees to provide stormwater detention with regional stormwater detention facilities in lieu of individual project-specific detention improvements. The proposed project would pay the City's detention fees to reimburse the City for transmission sized storm drain facilities. Impacts related to drainage have been addressed within the General Plan EIR and the project would not result in a new impact that was not analyzed in the General Plan and, the criteria for requiring further CEQA review are not met.

4. The General Plan EIR determined that the projected increase in water demand for future development is 26.2 mgd or 29,350 AFY (City of Vacaville 2013, p. 4.15-21). As discussed in the Setting above, in 2035 the City would be allocated 41,653 AFY of water, which would be adequate to meet the average daily potable water demand without requiring additional water supply entitlements (City of Vacaville 2013, p. 4.15-21). Development of the project site with these land uses was assumed in the City's General Plan and evaluated in the General Plan EIR. The General Plan EIR concluded that this impact would be less than significant. The proposed project would generate a water demand of 37,500 gpd, which was factored into the General Plan EIR analysis. Therefore, the impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
5. As discussed in item (b) above, wastewater generated by future development in 2035 would exceed the capacity of the Easterly WWTP and flows collected throughout the City would exceed the capacity of certain sewer lines and lift stations. Impacted facilities would require replacement with larger facilities or the construction of new collection system routes (City of Vacaville 2013, p. 4.15-37). Compliance with General Plan policies would ensure sufficient wastewater treatment capacity is available to serve the projected demand in addition to existing demand. The General Plan EIR concluded that this impact would be less than significant. Impacts related to adequate capacity in the

treatment plant have been addressed within the General Plan EIR and the project would not result in a new impact that was not previously analyzed in the General Plan EIR.

- f, g) As discussed in the Setting above, the Hay Road Landfill has a permitted daily capacity of 2,400 tons, a total capacity of 37 million cubic yards and remaining capacity of approximately 30.4 million cubic yards. The proposed project would develop 130 residential units, for a total of 356 persons. According to the most current information available, the City is meeting the state-mandated diversion goal of 6.5 pounds per person per day and has an actual per capita disposal rate of 4.9 pounds per person per day (City of Vacaville 2013, p. 4.15-47). The proposed project would generate approximately 1,745.38 pounds per day, or 637,063.7 pounds, or approximately 318.53 tons per year of waste during operation. Demolition of on-site structures (approximately 3,000 square feet of residences and 2,000 square feet of outbuildings) would generate approximately 50 tons (320 cubic-yards) of solid waste. The project would require approximately eight 40 cubic-yard debris bins with a capacity of approximately 6.25 tons per bin (Lirette, 2018). The General Plan EIR concluded that the Hay Road Landfill would have sufficient capacity to serve future development, which accounts for the project, and the impact would be less than significant.

It is anticipated that recycling efforts would continue and potentially increase, which would hold steady or potentially decrease the per capita solid waste disposal rate (City of Vacaville 2013, p. 4.15-51). Compliance with General Plan policies would help reduce per capita solid waste disposal and increase recycling in the City. The General Plan EIR concluded that future development would comply with federal, State and local solid waste statutes and impacts would be less than significant. Waste generation for the proposed project was included within the General Plan EIR's development assumptions, and the proposed project would not significantly impact the capacity of solid waste facilities, therefore the impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

	Significant Impact Peculiar to Project or Project Site	Significant Impact due to New Information	Impact Adequately Addressed in General Plan EIR
3.19 MANDATORY FINDINGS OF SIGNIFICANCE			
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

1. The proposed project has the potential to affect biological resources including special-status species. The project's potential to impact biological resources would be less than significant through compliance with General Plan policies which includes compliance with the Solano HCP. The likelihood for special-status species to occur on the project site is minimal, as provided in the biological resources evaluation due to the highly disturbed nature of the site, the lack of high-quality habitat, and rigorous landscaping practices held by the previous landowners. The project site includes seven structures, two of which are residences and one is occupied. Development of the project site would not result in the loss of important examples of major periods in California history or prehistory and compliance with existing requirements and General Plan policies would ensure impacts are reduced to less than significant. Impacts associated with these resources have been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.
2. The proposed project was included in the future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to agricultural resources, air quality, greenhouse gas emissions, population and housing and traffic would be significant and unavoidable. The proposed project would develop

approximately 15.82-acres of agricultural and developed land. Future development in Solano County is estimated to convert over 21,000 acres of agricultural land to urban uses by 2030 (City of Vacaville 2013, p. 4.2-24). Future growth in Vacaville would contribute to the cumulatively significant loss of agriculture in the region, however the project site consists of grazing land which is not protected agricultural land. The amount of regional growth projected and the decisions of surrounding counties regarding the conversion of agricultural land is outside the City's control, therefore, the General Plan EIR concluded that this impact is significant and unavoidable.

Project-level air quality emissions resulting from construction and operation could contribute to a cumulative increase in air quality emissions. Future development under the General Plan could conflict with Executive Order S-03-05's goal to reduce GHG emissions by 80% below 1990 levels by 2050 (City of Vacaville 2013 p. 4.7-27). GHG emissions are cumulative in nature and the project's potential GHG emissions were included in the City's GHG projections for buildout of the General Plan and analyzed in the General Plan EIR. Additional reductions needed to meet the 2050 target would likely come from State measures over which the City has no control or authority. All feasible GHG emissions reduction measures have been included in the ECAS and no further mitigation is available (City of Vacaville 2013 p.4.7-28). Since GHG emissions are cumulative in nature, the General Plan EIR determined this impact to be significant and unavoidable.

Population growth from future development under the General Plan would be cumulatively considerable in combination with anticipated population growth in other parts of Solano County and the surrounding region. It is not feasible to mitigate population growth under the General Plan to a less-than-significant level and the General Plan EIR concluded that this impact is significant and unavoidable (City of Vacaville 2013 p. 4.12-10).

The General Plan EIR concluded that future development would contribute to significant cumulative traffic impacts. However, the project's contribution to cumulative traffic impacts would not be significant and the impact was determined to be less than significant. The project would not result in a new or substantially increased significant impact that was not analyzed in the General Plan EIR and, therefore, the impact has been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

3. The proposed project would generate an increase in air emissions associated with construction and operation that may directly or indirectly have an adverse effect on residents living in the area. The project's increase in air emissions was determined to be less than significant and impacts have been adequately addressed and would not change from what was identified in the General Plan EIR and, the criteria for requiring further CEQA review are not met.

4 REFERENCES

- ABAG (Association of Bay Area Governments) and MTC (Metropolitan Transportation Commission). 2018. “Plan Bay Area Adopted on July 18, 2013.” Accessed May 9, 2018. <http://planbayarea.org/the-plan/adopted-plan-bay-area-2013.html>.
- AEP (Association of Environmental Professionals). 2012. *Forecasting Community-Wide Greenhouse Gas Emissions and Setting Reduction Targets*. May 2012. Access May 9, 2018. http://www.califaep.org/images/climate-change/Forecasting_and_Target_Setting.pdf.
- California Geologic Survey. 2012. “Aggregate Sustainability in California – Fifty Year Aggregate Demand Compared to Permitted Aggregate Reserves Map Sheet 52.” Updated 2012. Accessed May 9, 2018. http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS_52_2012.pdf.
- CalRecycle (California Department of Resources, Recycling and Recovery). 2018. “Facility/Site Summary Details Recology Hay Road (48-AA-0002).” Accessed May 9, 2018. <http://www.calrecycle.ca.gov/SWFacilities/Directory/48-AA-0002/Detail/>.
- Castro, Christina. City of Vacaville Utilities Department. Email sent July 19, 2018.
- City of Vacaville. 1996a. City of Vacaville Municipal Code. Land Use Development Code Section 14.20.282 “Miscellaneous Construction Standard, Building Security.” Accessed May 9, 2018. <http://www.codepublishing.com/CA/Vacaville/>.
- City of Vacaville. 2005. City of Vacaville Municipal Code. Land Use and Development Code Section 14.20.290. “Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat.” Last amended September 2, 2005. Accessed May 9, 2018. <http://www.codepublishing.com/CA/Vacaville/>.
- City of Vacaville. 2008a. City of Vacaville Municipal Code. Title 14 Land Use and Development Code Section 14.19.244.010 “Grading Standards.” Last amended May 13, 2008. Accessed May 9, 2018. <http://www.codepublishing.com/CA/Vacaville/>.
- City of Vacaville. 2008b. City of Vacaville Municipal Code. Title 8 Health and Safety Section 8.10.030. “Nuisance.” Last Amended July 22, 2008. Accessed May 9, 2018. <http://www.codepublishing.com/CA/Vacaville/>.
- City of Vacaville. 2011b. *City of Vacaville Groundwater Management Plan Update*. Prepared for the City of Vacaville by Luhdorff & Scalmanini, Consulting Engineers. February 2011. https://www.water.ca.gov/LegacyFiles/groundwater/docs/GWMP/SR-7_CityOfVacaville_GWMP_2011.pdf.

- City of Vacaville. 2013. *City of Vacaville General Plan and Energy Conservation Action Strategy Draft EIR*. Prepared for the City of Vacaville by Placeworks. October 25, 2013.
- City of Vacaville. 2014a. *City of Vacaville General Plan and Energy Conservation Action Strategy Final EIR*. Prepared for the City of Vacaville by Placeworks. June 12, 2014.
- City of Vacaville. 2014b. *City of Vacaville 2014 Municipal Service Review Update of 2004 Municipal Service Review and Comprehensive Annexation Plan*. April 9, 2014.
- City of Vacaville. 2015a. *City of Vacaville General Plan*. Adopted August 11, 2015.
- City of Vacaville. 2015b. City of Vacaville Municipal Code. Title 14 Land Use and Development Code Section 14.26.030.020 “Best Management Practices for New Development and Redevelopment.” Last amended June 23, 2015. Accessed May 9, 2018. <http://www.codepublishing.com/CA/Vacaville/>.
- City of Vacaville. 2015c. *Vacaville General Plan 2015-2023 Housing Element*. Adopted May 12, 2015.
- City of Vacaville. 2017. *City of Vacaville General Plan Transportation (revised) Element*. Adopted October 24, 2017.
- City of Vacaville. 2016. *2015 Urban Water Management Plan Update*. July 2016. <http://www.ci.vacaville.ca.us/home/showdocument?id=2224> Accessed May 9, 2018.
- City of Vacaville. 2018. City of Vacaville Department of Utilities. “Sewer and Wastewater.” 2016. Accessed May 9, 2018. <http://www.cityofvacaville.com/index.aspx?page=233>
- Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2017- 2018*. Sacramento, California, Accessed May 17, 2018. Available online at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/>.
- Department of Toxic Substances Control. 2007. EnviroStor online mapping and database system. “Hazardous Waste and Substances Site List.” 2007. Accessed May 18, 2018. <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=North+Orchard+Avenue%2C+Vacaville%2C+CQ>.
- DOC (Department of Conservation). 2010. “Table 4 Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010.” January 2010. Access May 9, 2018. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

- DOC. 2018. Farmland Mapping and Monitoring Program “Solano County Important Farmland 2014.” Accessed May 9, 2018.
- DWR (California Department of Water Resources). 2004. “Sacramento Valley Groundwater Basin Solano Subbasin.” Last updated February 27, 2004. Accessed May 9, 2018. <http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/5-21.66.pdf>
- Lirette, A. 2018. Project Manager: Element 26 Contracting. Personal communication regarding estimation with Kassandra Dickerson (Dudek) of solid waste typical to residential and outbuilding removal. May 18, 2018.
- Nolte & Associates. 1990. City of Vacaville 1990 Water Master Plan. May 1990.
- NV5. 2017. SB 610 Water Supply Assessment Report For the Farm at Alamo Creek. October 2017. <http://www.ci.vacaville.ca.us/home/showdocument?id=10381>
- NV5. 2018. Water Pressure Modeling results.
- OEHHA (Office of Environmental Health Hazard Assessment). 2015. *Air Toxics Hot Spot Program – Risk Assessment Guidelines – Guidance Manual for Preparation of Health Risk Assessments*. February 2015. Available at: <http://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>.
- RWQCB (Regional Water Quality Control Board). Central Valley Region. 2014. National Pollution Discharge Elimination System Permit No. CA0077691 – Waste Discharge Requirements for City of Vacaville Easterly Wastewater Treatment Plant Solano County. June 6, 2014.
- School Facility Consultants. 2015. *School Facility Justification Report for Residential, Commercial and Industrial Development Projects for the Vacaville Unified School District*. March 2015.
- Solano County. 2015a. “Solano County Code Chapter 28 Zoning Regulations.” October 6, 2015. Accessed May 14, 2018. <https://admin.solanocounty.com:4433/civicax/filebank/blobdload.aspx?blobid=12826>
- Solano County. 2015b. *Travis Air Force Base Airport Land Use Compatibility Plan*. Prepared for Solano County by ESA. October 8, 2015. Accessed May 17, 2018. Available online at: <https://admin.solanocounty.com:4433/civicax/filebank/blobdload.aspx?blobid=22050>.
- Solano County. 2016. “Solano County Hazardous Materials and Waste.” Accessed May 18, 2018. https://www.solanocounty.com/depts/rm/environmental_health/hazmat/default.asp

Solano County. 2018. County of Solano Zoning Districts Map: 00- Color Map. Accessed May 14, 2018. <https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=17741>

VFD (Vacaville Fire Department). 2003. City of Vacaville Standards of Response Cover Study Volume 1. August 13, 2003.

VFD. 2018. “Staffing and Managers.” Accessed May 21, 2018 <http://www.cityofvacaville.com/index.aspx?page=266>

Yolo Solano Air Quality Management District. 2010. *2006, 2009 Final Triennial Assessment and Plan Update*. May 2010.

APPENDIX A
Air CalEEMod

APPENDIX B
Geotechnical Report

APPENDIX C
Phase I ESA and Lead/Arsenic Report

APPENDIX D
Arborist Report

APPENDIX E
Biological Constraints Letter

APPENDIX F
Cultural Resources Report

APPENDIX G
Traffic Impact Study

APPENDIX H
Water Modeling Results