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

STAFF REPORT

DATE: September 13, 2021

TO: Local Agency Formation Commission

FROM: Rich Seithel

SUBJECT: **LAFCO Project No. 2021-06 Harbison Apartments Detachment from the Solano Irrigation District (SID)**

Staff Recommendation:

Staff recommends the Commission approve the proposed change of organization via the adoption of the attached draft LAFCO Resolution 21-06. The draft Resolution includes the following actions:

1) **APPROVE** the detachment of Harbison Apartments (APNs 0131-030-650, -660, and -670) from SID;

2) **REVIEW, CONSIDER AND ADOPT** the Environmental Impact Report (EIR), Mitigation and Monitoring Program (MMRP), Statement of Overriding Considerations as the Responsible Agency pursuant to the California Environmental Quality Act (CEQA), and;

3) **WAIVE** the conducting authority proceedings pursuant to Government Code (GC) Section 56662.

Executive Summary:

The Solano Irrigation District (SID or District) has submitted a detachment request (SID Resolution #21-12) to comply with an existing Joint Powers Agreement (JEPA) between the District and the City of Vacaville (City). The Agreement states that *"…the property would remain within the District and receive non-potable landscape irrigation water as long as the property remained as commercial property. However, should it be developed into residential development, the property would have to be detached from the District."*

The City of Vacaville annexed the parcels in 1991[1] . They will be developed with 160 townhome-style apartments consisting of two and three-bedroom apartments with a community and fitness building and other amenities. The City of Vacaville will provide a full range of urban services, including water services. The proposal before the LAFCO Commission allows the City and District to comply with their JEPA and eliminates the potential for duplication of two service providers to the proposal site.

Project Description:

The Solano Irrigation District (SID) proposes to detach from their service area three parcels totaling approximately 8.86 acres located within the City of Vacaville (City) city limits, generally east of Highway 80, west of Harbison Drive, north of Ulatis Drive, and northeast of Alison Drive: APNs: 0131-030-650 (4.19 acres), -660 (0.4 acres), and -670 (4.27 acres). A map and geographical description are attached to the proposed LAFCO Resolution as Exhibit A, which more specifically identifies the location.

This detachment application is made subject to GC §56650 *et seq*. by SID Resolution 21-12 (Attachment B) adopted on April 20, 2021. The project/proposal:

- has 100% consent of the landowner,
- consists only of a detachment,
- is uninhabited per GC §54046
- is exempt from the requirements for notice and public hearing.

Furthermore, LAFCO may waive the Conducting Authority Proceedings (protest hearing) according to GC §56662.

Background:

The project consists of detaching three APN's 0131-030-650, 4.19 acres, 0131-030-660, 0.40 acres, and 0131-030-670, 4.27 acres, totaling 8.86 acres, more or less. The City of Vacaville will provide all general services (water, sewer, police, fire, etc.). The proposal only detaches the subject area from the District's service territory, and the District will not be providing any services. The subject property is vacant lands with the infrastructure improvements currently constructed (streets, curb, gutter, sidewalk, and utility improvements) and constructing the apartment buildings.

Per the JEPA between the City of Vacaville and the District, the property would remain within the District and receive non-potable landscape irrigation water as long as the property remained

[1] "1991 Cultural Center Annexation to the City of Vacaville, LAFCO Resolution 91-7, dated February 4, 1991

as commercial property; however, should it be developed into residential development, the property would have to be detached from the District and pay the detachment fees as calculated by the District.

PROJECT ANALYSIS:

Statutory and Policy Considerations:

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

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

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

CKH Section 56668 Factors	*Analysis*
***a**. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next ten years.*	The proposed project will include 160 townhome-style apartments consisting of two and three-bedroom apartments, with a community and fitness building and various on-site walking paths. Significant growth is anticipated in the adjacent areas during the next ten years.
***b.** The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.*	The City provides community services including but not limited to police, fire, sewer, roads, parks, and other utilities to the proposal area.
***c.** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.*	Detachment of the proposal area from SID's boundary will not affect SID's ability to serve adjacent areas within their boundary. There are no effects on the local governmental structure of Solano County.

d. *The proposal's conformity and its anticipated effects with the adopted Commission policies on providing planned, orderly, efficient urban development patterns and the policies and priorities in Section 56377.*	This factor is not applicable as the site is within the city limits.
e*. The proposal's effect on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.*	This factor is not applicable as the site is within the city limits.
f*. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.*	The map and geographic description have been reviewed and corrected by the County Surveyor per Commission policy. These two documents provide certainty of the proposed boundary of the territory.
g. *A regional transportation plan adopted pursuant to Section 65080.*	This factor is not applicable as the site is within the city limits.
h. *The proposal's consistency with city or county general and specific plans.*	This factor is not applicable as the site is within the city limits.
j. *The comments of any affected local agency or other public agency.*	As of the writing of this report, staff has not received comments from any of the affected agencies or other public agencies.
k. *The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.*	Per the County Auditor, the master property tax sharing agreement applies. The proposed detachment will result in an annual loss of $268.39 from SID. Per SID, all District detachment fees have been paid.
l. *Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.*	The City will provide water to the proposal site upon development which is eminent.
m. *The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.*	This factor is not applicable as the site is within the City limits. Housing needs were considered as part of the City's approved General Plan.
n. *Any information or comments from the landowners, voters, or residents of the affected territory.*	The Commission has received a letter of support for the proposed change of organization from the landowner.

***o**. Any information relating to existing land use designations.*	The project will provide a density of 18.05 du/ac within the range prescribed by the Vacaville General Plan Residential Overlay designation, which allows density between 8.1-24 du/ac.
***p.** The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that any particular populations or communities do not disproportionately bear the effects of pollution.*	There are no environmental justice issues identified.
***q.** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.*	This factor is not applicable as the site is located within the city limits.

GC §56375(g) – Solano LAFCO Adopted Standards:

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

Standard	Policy Consistency	Analysis
***1.** Consistency with Sphere of Influence (SOI) Boundaries*	Consistent	The proposal is consistent with SID's SOI; the proposal area will be removed from SID's SOI as part of the Commission's action.
***2.** Change of Organization and Reorganization to the Limits of the SOI Boundaries*	N/A	Located within City limits.

***3.** Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance*	Consistent	Located within City limits consistent with the City's General Plan.
***4**. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City's SOI Boundary*	N/A	Located within City limits.
***5**. Requirement for Pre-Approval*	Consistent	Request for detachment initiated by District Resolution 21-12 (Attachment B)
***6.** Effect on Natural Resources (California Environmental Quality Act – CEQA)*	Consistent	The City reaffirmed the Vacaville General Plan Environmental Impact Report (State Clearinghouse No. 2011022043) and Statement of Overriding Considerations on December 15, 2020. The complete DEIR, FEIR, and related City documents in their entirety are provided electronically and made part of this report via this link: https://www.ci.vacaville.ca.us/government/community-development/advanced-planning/adopted-plans/general-plan/general-plan-documents
***7**. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits*	Consistent	The map and geographic description are attached as Exhibit A to the proposed LAFCO Resolution.
***8.** Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory*	Consistent	Significant growth is expected in the proposal and adjacent areas.
***9**. Protection of Prime Agricultural Land*	N/A	Not applicable; proposal area is located within the City.
***10**. Provision and Cost of Community Services*	N/A	Proposal is to consider detachment from SID only; the proposal site is within the City's jurisdiction.
***11.** The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure*	Consistent	Fees have been paid consistent with the City and SID's existing joint powers agreement per SID staff.

Conducting Authority (Protest Hearing) Proceeding:

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

Summary of Findings and Determinations:

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

1. The subject detachment is consistent with the District's SOI; the proposal area will be removed from the District's SOI as part of the Commission's action.

2. The subject detachment allows the City of Fairfield and the Solano Irrigation District to comply with a joint powers agreement and understanding that the subject property shall be detached from the District's service area and that the City will provide water service prior to development.

3. The subject detachment eliminates the potential for duplication of two service providers to the subject property.

4. The subject proposal area is "uninhabited," as defined by Government Code (GC) §54046. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal, therefore, the Commission waives the conducting authority proceedings/protest hearing.

5. The boundaries are definite and specific and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.

6. The environmental documents were reaffirmed by the City of Vacaville, as the lead agency, on December 15, 2020 (SCH #2011022043) and satisfy the requirements of the California Environmental Quality Act (CEQA). The environmental impacts of the change of organization have been disclosed and adequately addressed by the lead agency and the potential environmental effects have been adequately mitigated. The City of Vacaville has fulfilled its obligations under CEQA, and the EIR and associated environmental documents for the Vacaville General Plan adequately disclose and describe the subject change of organization project.

7. The subject detachment is in the best interests of the citizens within the affected area.

8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.

9. The subject detachment will result in a loss of $268.39 tax base from SID and a gain of the same amount for the County General Fund.

10. The District has collected all applicable detachment fees per the Agreement between the City and the District.

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

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

1. The Commission orders the change of organization without a conducting authority proceeding and without an election as provided by GC Section 56885.5.

2. Immediately following LAFCO approval and prior to issuance of the Certificate of Completion, the applicant shall submit a warrant to LAFCO for the County Assessor/Recorder for $327 CA State Board of Equalization for $500.

3. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.

Attachments:

Attachment A – Draft LAFCO Resolution 21-06
Exhibit A – Map and Geographical Description
Exhibit B – Statement of Overriding Considerations
Exhibit C - CEQA MMRP
Attachment B – SID Resolution 21-12 Initiating the Change of Organization

Attachment A

LAFCO RESOLUTION NO. 21-06

RESOLUTION MAKING DETERMINATIONS, ADDING CONDITIONS, AND APPROVING HARBISON APARTMENTS DETACHMENT FROM SOLANO IRRIGATION DISTRICT

(LAFCO PROJECT 2021-06)

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

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of August 17, 2021; and,

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

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

WHEREAS, the City of Vacaville, as lead agency, has certified an environmental impact report (EIR) (State Clearing House #2011022043) which was reaffirmed on December 15, 2020. The Commission, as the responsible agency, has reviewed and considered the environmental documents prepared and approved by the City of Vacaville including the EIR, findings, overriding considerations, mitigations, mitigation monitoring plans, and related documents; and,

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

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

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

1. The subject detachment is consistent with the District's SOI; the proposal area will be removed from the District's SOI as part of the Commission's action.

2. The subject detachment allows the City of Vacaville and the Solano Irrigation District to comply with a joint powers agreement and understanding that the subject property shall be detached from the District's service area and that City will provide water services prior to residential development.

3. The subject detachment eliminates the potential for duplication of two service providers to the subject property.

4. The subject proposal area is "uninhabited" as defined by Government Code (GC) §54046. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal therefore; the Commission waives the conducting authority proceedings/protest hearing.

5. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.

6. The environmental documents were approved by the City of Vacaville as the lead agency on December 15, 2020 (SCH #2011022043) and are found to satisfy the requirements of the California Environmental Quality Act (CEQA). The environmental impacts of the change of organization have been disclosed and adequately addressed by the lead agency and the potential environmental effects have been adequately mitigated. The City of Vacaville has fulfilled its obligations under CEQA and the EIR and associated environmental documents adequately disclose and describe the subject change of organization project.

7. The subject detachment is in the best interests of the citizens within the affected area.

8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.

9. The subject detachment will result in a loss of $268.39 tax base from SID and a gain of the same amount for the County General Fund.

10. The District has collected all applicable detachment fees per the Agreement between the City and the District.

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

1. The Harbison Apartments detachment from SID is approved, subject to conditions listed below.

2. Said territory is detached as proposed and as set forth and described in the attached

descriptive map and geographical description marked “Exhibit A” and by this reference incorporated herein.

3. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the Environmental Impact Report and related environmental documents adopted by the Lead Agency. LAFCO hereby adopts the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program prepared and adopted by the Lead Agency marked “Exhibit B” and by this reference incorporated herein.

4. Said territory includes approximately 8.86 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Harbison Apartments Detachment from Solano Irrigation District

5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.

6. The following changes of organization or reorganization are approved:

Detachment from Solano Irrigation District

7. All subsequent proceedings in connection with this detachment shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.

8. Conducting Authority proceedings are waived.

9. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.

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

1. The Commission orders the change of organization without an election as provided by GC 56885.5.

2. Immediately following LAFCO approval, the District shall submit a warrant to LAFCO for the County Assessor/Recorder for $327 and the CA State Board of Equalization in the amount of $500.

3. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 13th day of September 2021, by the following vote:

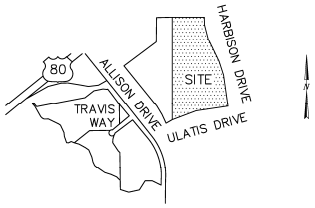
AYES:
NOES:
ABSENT:

_____
Ronald Rowlett II, Chair
Presiding Officer Solano LAFCO

ATTEST:
_____
Jeffrey Lum, Clerk to the Commission

LAFCO PROJECT NO. 2021-06
HARBISON TOWNHOUSE STYLE APARTMENTS
DETACHMENT FROM SOLANO IRRIGATION DISTRICT

Located in Lot 37, Rancho Los Putos and Sections 15 & 22, T.6N., R.1W., M.D.B.&M.
City of Vacaville, County of Solano, State of California



VICINITY MAP
Not to Scale

Description consists of 3 pages.
Plat map consists of 2 pages.

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

Prepared on _____, 2021 by or under the direction of:

_____
Thomas A. Phillippi, RCE 32067
Phillippi Engineering, Inc.

SOLANO IRRIGATION DISTRICT:
This description and exhibit have been reviewed and the information provided has been verified to tie to approved existing District boundaries, prior annexations and detachments.

Dated: _____, 2021

_____
Paul Fuchslin, Real Property Administrator
Solano Irrigation District

COUNTY SURVEYOR'S STATEMENT:
This description and exhibit meets the requirements of the State Board of Equalization, the Solano County Assessor/Recorder's Office and confirms to the lines of assessment.

Dated: _____, 2021

_____
Danielle L. Goshert, PLS 8491
Deputy Solano County Surveyor

APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2021

_____
Rich Seithel, Executive Officer
Solano LAFCO

EXHIBIT A
LAFCO PROJECT NO. 2021-06
HARBISON TOWNHOUSE STYLE APARTMENTS
DETACHMENT FROM SOLANO IRRIGATION DISTRICT

All that certain real property situated in the City of Vacaville, County of Solano, State of California, located in Lot 37, Rancho Los Putos and Sections 15 & 22, Township 6 North, Range 1 West, Mount Diablo Base and Meridian, more particularly described as follows:

Being all of APN's 0131-030-650, 660 & 670, described in the Grant Deed, recorded on December 13, 2018, as Document No. 201800084114, Solano County Official Records, also being portions of Parcels 1, 2 and 10, as shown on the Parcel Map filed in Book 36 of Parcel Maps, at Page 61, Solano County Official Records, and more particularly described as follows:

COMMENCING at the northwest corner of that "Certificate of Completion, Resolution No. 08-02, Detachment No. 07-289, recorded as Document No. 200800043603, Solano County Official records; thence North 89°31'54" West, 84.00 feet to the northeast corner of said Parcel 1, as shown on said Parcel Map, being the **TRUE POINT OF BEGINNING**; thence along the east line of said Parcels 1 and 2, said east line also being the west line of Harbison Drive, the following six (6) arcs, courses and distances:

1. (L01) South 00°04'06" West, 0.59 feet to the beginning of a curve to the left;

2. (C01) having a chord bearing South 13°48'37" East and a chord distance of 307.98 feet, southerly along said curve, having a radius of 642.00 feet, through a central angle of 27°45'25" and an arc distance of 311.02 feet;

3. (L02) South 27°41'19" East, 150.00 feet to the beginning of a curve to the right;

4. (C02) having a chord bearing South 17°30'40" East and a chord distance of 197.20 feet, southerly along said curve, having a radius of 558.00 feet, through a central angle of 20°21'19" and an arc distance of 198.24 feet;

5. (L03) South 07°20'00" East, 212.56 feet to the beginning of a curve to the right;

6. (C03) leaving said west line of Harbison Drive, having a chord bearing South 37°40'00" West and a chord distance of 56.57 feet, southwesterly along said curve, having a radius of 40.00 feet, through a central angle of 90°00'00" and an arc distance of 62.83 feet to a point on the southerly line of said Parcel 10 to a point on the North line of Ulatis Drive;

Thence along the southerly line thereof, the following three (3) arcs, courses and distances:

1. (L04) South 82°40'00" West, 121.41 feet to the beginning of a curve to the left;

2. (C04) having a chord bearing South 75°31'15" West and a chord distance of 261.23 feet, southwesterly along said curve, having a radius of 1050.00 feet, through a central angle of 14°17'30" and an arc distance of 261.91 feet;

3. (L05) South 68°22'30" West, 89.96 feet to the southwest corner of said Parcel 10 as described in said Grant Deed;

Thence along the westerly line, thereof, (L06) North 02°58'30" West, 994.02 feet to the northwest corner of said Parcel 1; thence along the north line thereof, (L07) South 89°31'54" East, 313.47 feet to the **TRUE POINT OF BEGINNING** and the **TERMINATION** of this description.

This description was prepared from record data. The basis of bearings for this description is the map filed in Solano County Records on January 15,1997 at Book 36 of Parcel Maps, Page 60.

Containing: 8.86 Acres, more or less.

APN: 0131-030-650/660/670

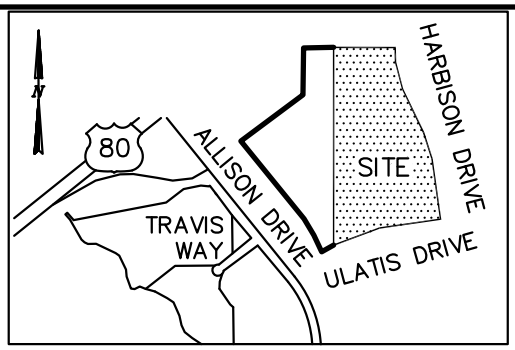
End of description.

This Description was prepared by or under the direction of:

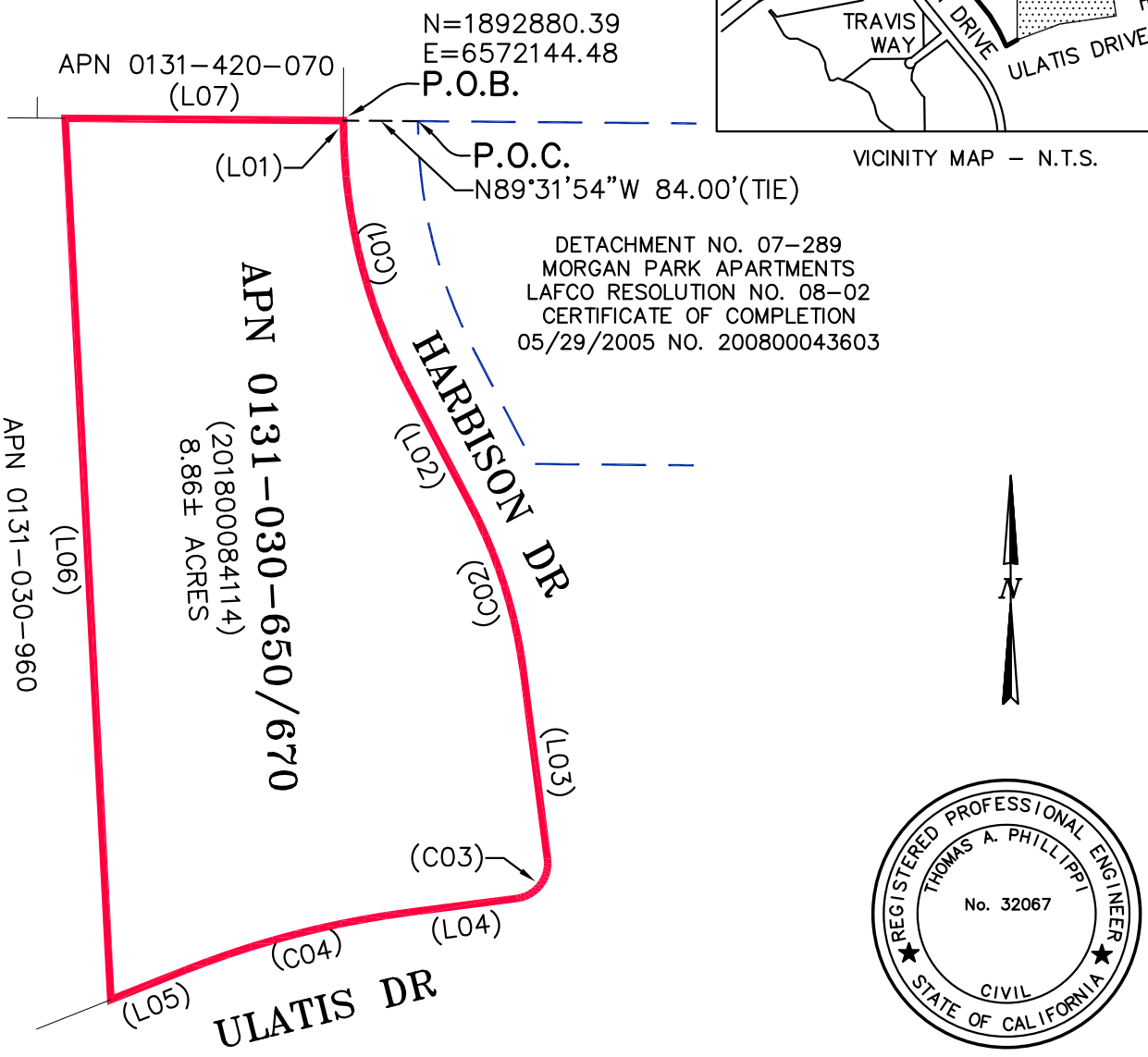
_____

Thomas A. Phillippi, RCE 32067 Date

Agenda Item 7A
Attachment A
Exhibit A



VICINITY MAP – N.T.S.



DETACHMENT NO. 07–289
MORGAN PARK APARTMENTS
LAFCO RESOLUTION NO. 08–02
CERTIFICATE OF COMPLETION
05/29/2005 NO. 200800043603

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PHILLIPPI
No. 32067
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

PORTION OF LOT 37, RANCHO LOS PUTOS
& SECTIONS 15 & 22, T.6N., R.1W., M.D.B.&M.

DETACHMENT AREA

EXISTING SOLANO IRRIGATION DISTRICT BOUNDARY

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

EXHIBIT "B"
DETACHMENT NO. 2021–06
PLAT TO ACCOMPANY DESCRIPTION OF S.I.D. DETACHMENT OF
HARBISON TOWNHOME STYLE APARTMENTS
VACAVILLE, SOLANO COUNTY, CALIFORNIA
MAY 2021

PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
425 MERCHANT STREET VACAVILLE, CA 95688
P.O.BOX 6556 VACAVILLE, CA 95696
OFFICE (707) 451–6556 FAX (707) 451–6555

SHEET 1 OF 2

DRAWING NO. 20170820 SID detachment

Curve Table					
Curve #	Delta	Length	Radius	Chord	
C01	27°45'25"	311.02'	642.00'	S13°48'37"E	307.98'
C02	20°21'19"	198.24'	558.00'	S17°30'60"E	197.20'
C03	90°00'00"	62.83'	40.00'	S37°40'00"W	56.57'
C04	14°17'30"	261.91'	1050.00'	S75°31'15"W	261.23'

Line Table		
Line #	Direction	Length
L01	S00°04'06"W	0.59'
L02	S27°41'19"E	150.00'
L03	S07°20'00"E	212.56'
L04	S82°40'00"W	121.41'
L05	S68°22'30"W	89.96'
L06	N02°58'30"W	994.02'
L07	S89°31'54"E	313.47'

EXHIBIT "B"
DETACHMENT NO. 2021-06
PLAT TO ACCOMPANY LEGAL DESCRIPTION
OF S.I.D. DETACHMENT OF
HARBISON TOWNHOME STYLE APARTMENTS
VACAVILLE, SOLANO COUNTY, CALIFORNIA
MAY 2021

PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
425 MERCHANT STREET VACAVILLE, CA 95688
P.O.BOX 6556 VACAVILLE, CA 95696
OFFICE (707) 451-6556 FAX (707) 451-6555

SHEET 2 OF 2 DRAWING NO. 20170820 SID detachment

EXHIBIT A TO RESOLUTION NO. 2015-074

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE VACAVILLE GENERAL PLAN UPDATE AND THE ENERGY AND CONSERVATION ACTION STRATEGY (ECAS), ADOPTING THE FINDINGS OF FACT, ADOPTING A MITIGATION MONITORING AND REPORTING PLAN, REJECTING LAND USE ALTERNATIVES, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING THE VACAVILLE GENERAL PLAN UPDATE, AND ADOPTING THE VACAVILLE ENERGY AND CONSERVATION ACTION STRATEGY

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

I. INTRODUCTION & BACKGROUND

These Findings have been prepared in accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City of Vacaville Land Use & Development Code. The City of Vacaville is the lead agency for the environmental review of the Vacaville General Plan Update and Energy and Conservation Strategy (ECAS), the City's climate action plan (collectively referred to as the General Plan Update hereafter). The City of Vacaville has the primary responsibility for approval of the General Plan Update.

It has been over 20 years since the adoption of the City's existing General Plan. The current General Plan was adopted in 1990 and has a horizon year of 2010. A technical update was adopted in 1999, but this update was limited in scope and primarily focused on updating information and incorporating text changes to comply with State law. The State General Plan Guidelines suggest that *the general plan should be reviewed regularly, regardless of its horizon, and revised as new information becomes available and as community needs and values change.*

In March 2010, the City Council authorized City staff to enter into a contract with a consulting firm for the preparation of the comprehensive General Plan Update, climate action plan (later referred to as the Energy and Conservation Action Strategy), and associated environmental impact report (EIR). At that time the City Council established a budget of $2.5 million for this planning effort and recognized that many factors supported the decision to prepare the Update, including:

- The 1990 General Plan policies were 20 years old and the Plan had met its horizon date of 2010.

- The General Plan Update would address newly passed State legislation including greenhouse gas emissions and global warming legislation (SB 375 and AB 32), the Complete Streets Act (AB 1358), and flood hazard and water supply legislation (AB 162).

- The City Council adopted an Urban Growth Boundary (UGB) in March 2008. Adoption of the UGB resulted in two new potential growths areas – the East of Leisure Town Road Growth Area and the Northeast Growth Area. The General Plan Update would provide guidance for future development of these areas and identify

appropriate land use designations and policies to address future development of these areas.

- In 2008, the City Council adopted the Opportunity Hill Master Plan. This Plan envisions mixed use and an increase in the Residential Urban High Density (RUHD) zoning overlay (up to 65 units/acre) where the 1990 General Plan permits up to 36 units per acre to be developed within a portion of Downtown Vacaville. The General Plan Update would provide a comprehensive evaluation of permitting mixed use and increasing the permitted RUHD density to allow up to 65 units per acre in portions of Downtown Vacaville.

- In 2008, the City of Vacaville approved two Priority Development Areas (PDAs). The Association of Bay Area Governments (ABAG) recognizes these areas as areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. While PDAs were originally established to address housing needs in infill communities, they have been broadened to advance focused employment growth. The General Plan Update would provide guidance for future development of these areas and identify appropriate land use designations and policies to address future development of these areas.

- A citywide land use and infrastructure study was overdue based on the age of the 1990 General Plan and the factors affecting land use planning for Vacaville, such as the UGB and adoption of the PDAs. Planning for possible new growth areas, consideration of buildout of the existing General Plan, assessing likely levels of service (LOS) for the City's infrastructure and safety services, and identification of long-term infrastructure needs would all be based on a General Plan Update. This work would also serve as a foundation for reevaluation of the City's fee structure, to determine whether current fees are adequate to fund the City's future infrastructure needs.

- Economic development is a high priority for the City Council. The General Plan Update provides an opportunity to identify and plan for potential employment uses.

- Revitalization and/or redevelopment of vacant and underutilized commercial centers are also an issue of concern to the City Council. The General Plan Update would evaluate ways to revitalize or redevelop some of Vacaville's aging shopping centers.

Also in March 2010, the City Council established a General Plan Update Steering Committee to provide guidance to City staff and the General Plan Update consultant team throughout the General Plan Update process. During 2010, the Steering Committee held 5 public meetings to plan the project schedule and process, to review key issues to be addressed in the General Plan Update, and to review planning considerations for both new growth areas and existing areas within the City. The City also held a Community Workshop in September 2010 to provide a larger public forum for learning about the General Plan Update and to gather public input on the plan and process. City staff briefed the City Council at a public meeting in December 2010 to review progress on the Update. These meetings established the information needed by the City and consultants to begin preparation of the General Plan Update documents and allow for the preparation of the EIR.

GENERAL PLAN, ENERGY & CONSERVATION ACTION STRATEGY, AND PROJECT EIR

The proposed Vacaville General Plan is the principal policy and planning document for guiding future conservation, enhancement, and development in the city. It represents the basic policy direction of the Vacaville City Council on community values, ideals, and aspirations to govern a shared environment through 2035. The General Plan addresses all aspects of development including, among others, land use, transportation, housing, economic development, public facilities and infrastructure, and open spaces.

The overall purpose of the proposed General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for Vacaville residents. The key components of the proposed General Plan include broad community goals for the future of Vacaville and specific policies and implementing actions that will help meet the goals. The proposed General Plan contains the following elements:

♦Land Use
♦Transportation
♦Conservation and Open Space
♦Parks and Recreation
♦Public Facilities and Services
♦Safety
♦Noise

The State of California encourages cities to look beyond their borders when undertaking the sort of comprehensive planning required of a general plan. For this reason, the proposed General Plan delineates three areas known as the Sphere of Influence (SOI), the Urban Growth Boundary (UGB), and the Planning Area, all of which are greater than the area within current city limits. These planning boundaries are shown in Figure 3-2 of the Draft EIR and are more particularly described below. The City has jurisdiction only over land that is within the city limits. However, it is probable that land within the UGB and/or SOI will be annexed by the City of Vacaville within the horizon of the proposed General Plan, and would, therefore, be subject to the City's jurisdiction in the future. Other lands within the SOI may not be annexed within the horizon of the proposed General Plan, but will provide important lands for accomplishing long-term City goals as identified in the General Plan, such as agricultural and habitat preservation on lands within close proximity to the City.

The proposed Energy and Conservation Action Strategy (ECAS) is a separate document that sets targets consistent with Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, and establishes measures to reduce green house gas (GHG) emissions in Vacaville. The ECAS identifies baseline GHG emissions and includes measures to help reduce future emissions that result from land use, transportation, energy, water, wastewater, and solid waste. The ECAS implements the General Plan and its general policies and actions that seek to reduce GHG emissions. As an implementing document, the ECAS provides specific direction to the City than the General Plan and, therefore, the ECAS will be monitored and updated more frequently than the General Plan.

The General Plan and ECAS EIR, hereafter referred to as the "Project EIR," includes the Draft EIR, the Final EIR, the *Additional Analysis for Changes to the Draft General Plan* memo dated February 27, 2015, which provides additional information and analysis of

proposed revisions to the draft General Plan, the Addendum to the Final EIR addressing revisions to the Draft EIR made in response to comments submitted at the March 24, 2015 public hearing and the Mitigation Monitoring and Reporting Plan prepared in July 2015. The Project EIR focuses on the analysis of potential changes within the city limits, SOI, and UGB. These areas are collectively referred to herein as the EIR Study Area or Study Area. The Study Area boundary is shown on Figure 3-2, Planning Boundaries, of the Draft Environmental Impact Report (Draft EIR). As shown in the figure, the Study Area boundary is slightly larger than the combined city limits, SOI, and UGB in the southern and eastern portions of the Study Area. This is because the Study Area boundary follows parcel boundaries, whereas the SOI and UGB do not follow parcel boundaries in these areas.

This Findings of Fact and Statement of Overriding Considerations document does four things. First, it provides the information and findings on which the City Council may certify that it has prepared the Project EIR in compliance with all of CEQA's procedural and substantive requirements (**Section II**). Second, it provides information and findings regarding the potential environmental impacts of the proposed project and the effectiveness and feasibility of mitigation measures proposed in the Project EIR. This section documents the City's adoption of those mitigation measures as conditions of approval for the proposed project (**Section III**). Third, it provides information and findings on CEQA-related considerations regarding irreversible or growth inducing impacts and findings based on which the City Council determines whether to reject or adopt alternatives to the proposed project studied in the Project EIR (**Sections IV & V**). Finally, it provides a statement of overriding considerations by which the City Council explains their rationale for approval of the proposed project despite the fact that implementation of the proposed project may result in significant and unavoidable adverse environmental impacts (**Section VI**).

II. FINDINGS FOR CERTIFICATION OF THE PROJECT ENVIRONMENTAL IMPACT REPORT

The City Council finds, based on substantial evidence in the record of this proceeding, that the Project EIR is hereby incorporated into these Findings in their entirety and has been completed in accordance with the requirements of CEQA, the CEQA Guidelines, the Vacaville Land Use and Development Code and all other applicable laws and regulations.[1] Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the rationale for approving the Project.

Specifically, the City Council finds, based on substantial evidence in the record of this proceeding, that:

1. The City of Vacaville caused an EIR for the proposed project to be prepared pursuant to CEQA, the CEQA Guidelines, and the City of Vacaville Land Use and Development Code. The City Council authorized the City Manager to enter into a contract for consultant services in the amount of approximately $1.7 million for preparation of the General Plan Update, ECAS, and the associated EIR on March

1 CEQA is codified at sections 21000, *et seq.* of the California Public Resources Code. The CEQA Guidelines are set forth at California Code of Regulations, Title 14, sections 15000, *et seq*. The Vacaville Land Use and Development Code is set forth at Title 14 of the Vacaville Municipal Code. The custodian of the record of this proceeding is the City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, California.

23, 2010. A total budget of $2.5 million was approved for the General Plan Update planning effort. At this meeting, the City Council also established the General Plan Update Steering Committee to guide the process of preparing the draft General Plan and ECAS, and adopted an interim policy limiting the number of General Plan Amendments to be accepted during the General Plan Update process.

2. During 2010, the Steering Committee held 5 meetings to establish their role and to determine the process for evaluating information and recommending a Preferred Land Use Alternative for the General Plan. The City held 1 community workshop to gather public input on issues to be addressed in the General Plan. On October 6, 2010, the City held a meeting with owners of lands in the unincorporated Locke-Paddon neighborhood to discuss ideas and provide information regarding the General Plan. On October 7, 2010, the City held a meeting with owners of lands within the two proposed Growth Areas to discuss ideas and provide information regarding the General Plan. A briefing update on the General Plan was provided to the City Council on December 14, 2010. For their first meeting in 2011, the Steering Committee reviewed preliminary land use alternatives that could form the basis for the General Plan and set their second meeting of 2011 for March 10, and identified this meeting as a scoping session for the General Plan EIR.

3. A Notice of Preparation (NOP) of the Draft EIR was filed with the California Governor's Office of Planning and Research on February 11, 2011 (California State Clearinghouse #2011022043), and was circulated for public comments from February 11, 2011 to March 14, 2011. Notices for the NOP were mailed to other agencies (local and federal) and emailed to interested persons and community members. Notices for the NOP were also posted at the County Clerk's Office, and in Vacaville City Hall. (). Section 15125 of the CEQA Guidelines establishes that the physical environmental conditions at the time of the issuance of the Notice of Preparation (NOP) constitute the baseline conditions by which an impact is determined to be significant. In compliance with CEQA, the Project EIR describes the potential environmental impacts associated with the adoption and implementation of the proposed General Plan dated July 28, 2015 and ECAS dated July 28, 2015.

4. On March 10, 2011, the City held a public meeting to conduct a scoping session for the Draft EIR. Comments were received on the NOP, which were subsequently incorporated into the General Plan and ECAS Project EIR.

5. The City engaged in a public process to evaluate possible alternative plans and to identify the final Preferred Land Use Alternative for evaluation in the Draft EIR. During 2011, the City held 11 General Plan Update Steering Committee meetings to review planning policy information, to review draft land use alternatives, and to consider information related to the creation of and a recommendation for, a Preferred Land Use Alternative. Outreach efforts during this time included public meetings and additional public forums, described below, placement of information reports on the General Plan Update website, media announcements, and mailing of notices regarding the Steering Committee meetings to evaluate land use alternatives to owners of properties anticipated to receive revised land use designations in the General Plan land use diagram and mailing of notice to owners of all properties adjacent to and near those lands.

6. To provide for additional public involvement during 2011, the City held two community workshops to gather public input and ideas for General Plan goals, policies, and actions and to discuss the evaluation of alternative land uses provided by an Alternative Evaluation Workbook, published by the City in September 2011.

7. During 2011, the City attended meetings with four community groups or organizations, including the Solano Irrigation District and the Vacaville Community Services Commission, organized and staffed open house events at one local church and at the McBride Senior Center, and participated at information tables on three occasions at the local Farmers Market. These meetings or discussions involved reviewing the project with members of the public and gathering comments from any interested persons or agencies regarding the planning process for the new General Plan, the material available in the Alternative Evaluation Workbook, and the issues that community members or affected agencies believed should be evaluated in the General Plan Update analysis.

8. The City Council also held six Study Sessions during 2011 to review General Plan Update information, to review different land use alternatives and recommendations from the Steering Committee, to hear public comments, and to provide direction to staff and consultants.

9. On December 13, 2011, the City Council held a public meeting and selected a Preferred Land Use Alternative for evaluation in the EIR.

10. During 2012 and 2013, City staff and consultants prepared the environmental analysis of the draft General Plan and ECAS. This work included additional analysis not anticipated during the initial contract discussions. In March, 2012, the City amended the EIR contract in the amount of $40,275 to provide additional work related to alternatives analysis and update to the City's land use database. In May, 2013, additional traffic modeling tasks were added to the environmental analysis at a cost of $14,257. In September, 2013, additional contract amendments in the amount of $89,522 were made to provide for final revised modeling of draft ECAS measures to reduce greenhouse gas emissions.

11. The Draft EIR for the General Plan and ECAS was published on October 25, 2013. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the California State Clearinghouse on October 25, 2013, to those public agencies that have jurisdiction by law with respect to the project, and to other interested parties and agencies. The City sought the input of such persons and agencies through various means, including direct communication to agency staff. Additional copies of the Draft EIR were distributed (delivered or mailed) by the City to agencies who requested them. The 55-day public review and comment period began on October 25, 2013 and ended on December 18, 2013.

12. A Notice of Availability (NOA) of the Draft EIR was distributed to all responsible and trustee agencies, other local and federal agencies, interested groups, organizations, and individuals on October 25, 2013. The NOA stated that the City had completed the Draft EIR and that copies were available at the City of Vacaville, Planning Division, 650 Merchant Street, Vacaville, at the Solano County Library, 1000 Ulatis Drive, Vacaville and the Town Square Library, in Town Square, Vacaville, and that the document was available for review on the City of Vacaville General Plan Update

website. The NOA was also published on the City's website and on the City's General Plan Update website and was also delivered electronically to all persons who had requested such notice up to that date. The notice indicated that the official public review period for the Draft EIR was from October 25, 2013 to December 18, 2013.

13. During November and December 2013, the City staff held meetings and attended events to provide information regarding the General Plan Update and the Draft EIR to the community and any interested persons. City staff held a community open house at the McBride Senior Center on November 20 to review the project and EIR and to accept comments on the documents. A computer was provided for participants at this meeting to provide their written comments directly to City staff. The City's General Plan Update Steering Committee held a public meeting on December 2. City staff held office hours outside of normal business hours on two weekday evenings (December 9 and December 12) and on one weekend day (December 14) at the two public libraries in Vacaville to address questions about the General Plan Update and to accept comments on the Draft EIR. During this time period, the City staff also presented information about the project and Draft EIR to the Downtown Vacaville Business Improvement District (November 12), the Senior Roundtable meeting (November 21), the Youth Roundtable meeting (November 22), the City's Community Services Commission (December 4), and property owners from within and adjacent to the new growth areas to review the Draft EIR (December 11).

14. On December 17, 2013, the City's Planning Commission held a public hearing on the Draft EIR at which time the Commission accepted public comments on the Draft EIR. The comments received at that hearing were included and responded to in the Final EIR. The review and comment period for the Draft EIR ended on December 18, 2013.

15. The City received extensive comments from the public on the General Plan Draft EIR, including a lengthy comment letter from the Solano Orderly Growth Committee, represented by the law firm of Shute, Mihaly and Weinberger.

16. On January 28, 2014, the City Council authorized additional consultant services to assist with responses to comments on the Draft EIR in the amount of $70,000, and additional consultant services in the amount of $25,000 for an economic development review to determine the General Plan's ability to support the implementation of the City Council's Economic Vitality Strategy goals.

17. On June 12, 2014, the City published the Final EIR, which included responses to the comments received on the Draft EIR. In response to comments on the Draft EIR, the Final EIR included added mitigation measures (BIO 1 – 14) to ensure that provisions of the planned Solano Habitat Conservation Plan (HCP) are enforced within the City prior to the HCP's formal adoption. The Final EIR also added policies to the proposed General Plan to provide agricultural buffers between non-residential lands and agricultural uses in the Northeast Growth Area (COS-P4.6), to ensure monitoring of biological resources mitigation (revised COS-P1.12), and to add policies and actions (COS-P1-11; COS-A1.1) to define and implement actions to protect wetlands and resources covered by the planned Solano HCP. The City emailed notices of the Final EIR's availability for review to interested persons, state, federal and local

agencies. The notice further advised that the project and Final EIR would be discussed at the Planning Commission's August 5, 2014 and August 19, 2014 meetings. The City posted notices of the Final EIR's availability on the City's General Plan Update website and on the City's website. The City made available for review the Responses to Comments and Final EIR at City Hall, on the City's website, at the Town Square Library in downtown Vacaville, and at the Solano County Library located at 1000 Ulatis Drive, Vacaville, California. The City also posted a copy of the Final EIR on the City's General Plan update website.

18. On July 26, 2014, the City posted a 1/8th page display ad in *The Reporter*, a newspaper of general circulation within the City, advertising the August 5, 2014 and August 19, 2014 meetings of the Planning Commission. The notice stated that at these meetings the Commission would discuss and make a recommendation to the City Council regarding the Draft and Final EIRs for the proposed General Plan and ECAS, and regarding the Draft General Plan and the ECAS. Notice of these meetings was sent to all responsible and trustee agencies, other local and federal agencies, interested groups, organizations, property owners, and adjacent property owners and businesses, and individuals. In addition, copies of the City's proposed responses to Draft EIR comments were sent to all public agencies who commented on the Draft EIR. Notice of these meetings was also mailed to the owners of all properties proposed for General Plan land use changes and to the owners of all properties adjacent to those lands.

19. In August 2014, prior to the Planning Commission hearing on August 5, the City published a Compilation of Comments document and an Addendum to the Compilation of Comments document. These documents contain additional written comments submitted during community meetings requesting or recommending revisions to the proposed General Plan. The City's responses to these additional comments were also provided in the Compilation of Comments and the Addendum to the Compilation of Comments. These documents included proposed changes to diagrams and policies within the proposed General Plan to respond to the suggestions received in these additional written comments from the community. These revisions were incorporated into the draft General Plan recommendations presented to Planning Commission.

20. On August 5, 2014, the Planning Commission held a duly-noticed public hearing to review and consider a recommendation for approval of proposed changes to the General Plan and Energy and Conservation Action Strategy in response to comments received on the Draft EIR and draft General Plan. The Planning Commission voted 5 - 0 to recommend approval of the revisions, policies, and actions identified in the Compilation of Comments Received on the General Plan and Addendum, and to continue the hearing on the draft General Plan and EIR to their hearing on August 19, 2014.

21. On August 19, 2014, the Planning Commission of the City of Vacaville held a duly noticed public hearing regarding the proposed General Plan and the Energy and Conservation Action Strategy Environmental Impact Report, Adoption of Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Plan, and Draft General Plan and the Energy and Conservation & Action Strategy. The Planning Commission voted 7 - 0 to recommend that the City Council certify the EIR, approve the ECAS, and to direct staff to prepare additional General Plan

Growth Area alternatives for consideration by the Planning Commission and City Council.

22. On September 11, 2014, the City posted a 1/8th page display ad in *The Reporter*, the city's local newspaper, advertising the September 22, 2014 Special Meeting of the City of Vacaville Planning Commission. The notice advertised the continued hearing on the General Plan for the Planning Commission to make a recommendation to the City Council regarding the General Plan and Energy and Conservation Action Strategy (ECAS). This notice also advertised the location and availability of the Final EIR and all documents on the General Plan Update. The City also mailed a notice of this meeting to owners of property within and adjacent to the two new growth areas. The City amended the consultant services agreement with the General Plan consultant to provide support for this additional Planning Commission hearing and additional support for City Council hearings in the amount of $19,960.

23. On September 22, 2014, the Planning Commission of the City of Vacaville held a duly noticed public hearing regarding the proposed General Plan. The Planning Commission considered different additional alternative land use plans for the new growth areas, including a Revised Focused Growth Alternative prepared by staff and a new Option 2 plan prepared by a landowner's group representing some property owners in the new growth areas. The Planning Commission voted 6 – 0 to recommend that the City Council 1) approve the Preferred Land Use Alternative for the infill areas; 2) to advise the City Council that the Planning Commission was evenly split between support for the Revised Focused Growth Alternative and the landowners' Option 2 plan for the East of Leisure Town Road Growth Area; and 3) approve the Northeast Growth Area as shown on the Preferred Land Use Alternative.

24. On October 28, 2014, the City Council held a public meeting to review the Planning Commission's recommendation and receive public testimony and information regarding the General Plan Update. The City Council directed staff and consultants to prepare an additional alternative and to return that revised, hybrid plan and the other plans for consideration by the City Council.

25. On January 13, 2015, the City Council held a public meeting to review options for alternative land use plans including the additional hybrid option intended to address concerns about the type and amount of growth in the new growth areas. They directed staff and consultants to blend the two focused growth alternatives (the original Focused Growth Alternative analyzed in the EIR and the Revised Focused Growth Alternative prepared for the Planning Commission's consideration) into a new land use alternative for the new growth areas identified by the General Plan Update. They directed staff and consultants to include Urban Reserve areas in the new growth areas, with triggers for timing of consideration for new development. They directed staff and consultants to bring the General Plan Update with these revisions to the City Council for action.

26. On February 24, 2015, at a public meeting the City Council authorized an amendment to the consultant scope of work for the General Plan Update in the amount of $38,441 to ensure that the environmental review prepared for the project adequately addresses the revised project as previously directed by City Council and directed staff to prepare additional analysis for the final General Plan documents and maps.

27. On March 6, 2015, the City placed the final revised draft General Plan Update document on the general plan website and distributed notification to the General Plan Update email list that the final revised draft document was available for public review. The revised draft documents contained proposed final revisions to land use diagrams and to policies and figures in the General Plan document in highlighted format so the public could review the proposed final revisions to the Plan in comparison to the original draft General Plan document.

    The City also prepared additional information and analysis of the potential environmental impacts of the proposed changes to the land use designations and policies in the October 25, 2013 Draft General Plan. The additional information and analysis addressed changes to the project that had not already been described and analyzed in the Final EIR published on June 12, 2014. The additional information and analysis considered whether the EIR prepared on the Draft General Plan (SCH #2011022043) was adequate to address the proposed changes or whether there was significant new information requiring recirculation pursuant to Section 15088.5 of the CEQA Guidelines. The proposed changes to the General Plan and ECAS were added in order to reflect the final recommendations from the Planning Commission and direction from the City Council following public testimony. The analysis contained in the Additional Information and Analysis memo, dated February 27, 2015, addressed these changes to the project. No new significant adverse impacts were identified and no previously identified significant effects were determined to experience a substantial increase in the severity of the effect. Based upon this analysis of proposed revisions to the final project description, the City concluded that recirculation of the EIR was not required. The Additional Analysis for Changes to the Draft General Plan was published and included as an attachment to the staff report prepared for the City Council's March 24, 2015 public hearing on the General Plan.

28. On March 10, 2015, the City sent an email notification to all persons subscribing to the General Plan Update interested parties list, advising of the planned public hearing before City Council on March 24, 2015 and providing the location of the revised General Plan documents.

29. On March 11 and 13, 2015, the City mailed notice of the March 24, 2015 City Council public hearing to public agencies and to the owners of lands designated for changes in the General Plan Update, to owners of all lands in the two new growth areas, to owners of land within the unincorporated Locke-Paddon neighborhood and to owners of lands within the three industrial/business park policy plan areas. The notice indicated the date and location of the public hearing and the location of documents on the General Plan Update website.

30. On March 14, 2015 the City posted a 1/8th page ad in *The Reporter*, the city's local newspaper, advertising the March 24, 2015 public hearing of the Vacaville City Council to consider certification of the EIR and approval of the General Plan Update and ECAS. This notice advertised the location and availability of the Final EIR and additional analysis and all documents on the General Plan Update.

31. On March 24, 2015, the City Council held a public hearing to consider the certification of the EIR and approval of the General Plan and ECAS. The City Council received additional testimony and information from interested persons,

including additional written correspondence objecting to certification of the EIR received the day prior to the City Council hearing from the firm of Shute, Mihaly and Weinberger on behalf of Solano Orderly Growth Committee. The City Council closed the hearing and directed staff to review the additional comments provided and prepare responses as needed and to return to City Council on April 28, 2015.

32. On April 28, 2015, the City Council continued their discussion on the General Plan to a future meeting date and authorized the addition of $100,000 to the General Plan Update budget to provide for additional planning consultant assistance to respond to the comments received on the day before the March 24 City Council hearing, including budget for legal services to assist in the review of the comments from the firm of Shute, Mihaly & Weinberger.

33. On August 11, 2015, the City Council held a public meeting to continue their consideration of the certification of the EIR and approval of the General Plan and ECAS, including the addition of mitigation measures and revisions to the ECAS in response to comments received on the General Plan and ECAS.

34. All testimony, documentary evidence, and all correspondence submitted or delivered to the City in connection with the Planning Commission and City Council hearings on this project and the Project EIR and from community meetings held during the review process have been reviewed and considered by the City Council.

35. All staff reports, memoranda, maps, letters, minutes of meetings, and other documents relied upon or prepared by City staff and the City's General Plan consultants, relating to the project, including but not limited to, the Project EIR, the proposed General Plan dated July 28, 2015, and ECAS dated July 28, 2015, have been reviewed and considered by the City Council.

Based on the foregoing and substantial evidence in the record of this proceeding, the City Council hereby finds, declares, and certifies that:

1. The Project EIR was prepared, published, circulated, reviewed and completed in accordance with the requirements of CEQA, the CEQA Guidelines and the Vacaville Land Use and Development Code, and constitutes an adequate, accurate, objective and complete final EIR in accordance with the requirements of CEQA, the CEQA Guidelines and the Vacaville Land Use and Development Code.

2. The Project EIR consists of the Draft EIR, the Final EIR, *Additional Analysis for Changes to the Draft General Plan* memo dated February 27, 2015, Addendum to the Final EIR, and Mitigation Monitoring and Reporting Plan.

3. The Project EIR has been presented to the City Council, and the City Council has reviewed it and considered the information contained therein prior to acting on the proposed project. The City Council finds that the Project EIR reflects the independent judgment and analysis of the City of Vacaville.

4. The Project EIR reflects the best efforts of the City of Vacaville to undertake all reasonably feasible and prudent actions to discover, analyze, disclose and mitigate all potentially significant environmental impacts of the proposed project.

5. The changes and additions to the Project EIR made in Response to Comments, Compilation of Comments (and Addendum to Compilation of Comments), and Additional Analysis for Changes to the Draft EIR memo dated February 27, 2015, and Addendum to the Final EIR, and the Mitigation Monitoring and Reporting Plan , and Additional Responses to Comments on the FEIR do not constitute "significant new information" within the meaning of Public Resources Code section 21092.1, and therefore recirculation of the Project EIR and/or Responses to Comments for public review and comment is not required.

6. The Project EIR has been presented to the City Council, and the City Council has reviewed and considered the information contained therein and in the record prior to making these findings or taking action on the proposed General Plan.

7. The City Council hereby adopts the attached Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Plan to require and ensure that all mitigation measures found to be reasonably feasible and effective are implemented as policies and actions in the proposed General Plan, and as greenhouse gas reduction measures in the ECAS.

III. FINDINGS OF FACT REGARDING THE PROJECT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED GENERAL PLAN AND THE ENERGY AND CONSERVATION ACTION STRATEGY INCLUDING THE MITIGATION MEASURES ANALYZED AND RECOMMENDED IN THE PROJECT ENVIRONMENTAL IMPACT REPORT

The Project EIR for the proposed General Plan and ECAS evaluates all potentially significant environmental impacts that could result from the approval of the proposed project, alternatives to the proposed project and measures designed to mitigate or avoid the potentially significant impacts of the proposed project. A Mitigation Monitoring and Reporting Plan has been prepared for the proposed General Plan and is included in the project record. This section lists all identified potentially significant or significant impacts of the proposed project and, where applicable, mitigation measures adopted to avoid, reduce or attempt to reduce those impacts to a less-than-significant level.

A. Less-than-Significant Impacts and Potentially Significant Impacts that are Avoided or Reduced to a Less-than-Significant Level.

Finding: As authorized by Public Resources Code section 21081 and CEQA Guidelines 15091, 15092, and 15093, the City finds that, unless otherwise stated, all of the changes or alterations to the proposed project listed below have been required in, or incorporated into, the proposed project. The City finds that these changes or alterations mitigate or avoid the significant or potentially significant environmental impacts listed below, as identified in the Project EIR, that these policies, actions, and mitigation measures will be effective to reduce or avoid the potentially significant impacts as described in the Project EIR, and that these policies, actions, and mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City of Vacaville to implement or enforce. These Findings of Fact are supported by substantial evidence in the record of proceedings before the City as stated below.

Aesthetics

a. Less than Significant Impact

Implementation of the proposed General Plan and ECAS is found to have less than significant impacts to scenic vistas, to scenic resources such as trees, rock outcroppings, historic buildings or State scenic highways, to the creations of new sources of light and glare, and to visual resources that might be affected by construction of new alternative energy and green building measures (Draft EIR pages 4.1-5 to 8 and 10 to 12; and Additional Analysis for changes to the Draft General Plan, dated 2/27/15).

b. Facts in Support of Finding

The proposed General Plan contains goals, policies and actions for land use, conservation and open space, and safety (LU-P1.1; LU-P1.2; LU-P1.5; LU-P1.9; LU-A17.3; LU-22(goal); COS-P8.1; COS-P8.2; SAF-P1.2) to protect scenic vistas and views, to protect the character of Vacaville's natural environment and landscape, to require infill projects and alternative energy facilities to be designed and constructed in a manner that complements the existing character of surrounding areas, and to prevent construction on physical features that form significant contributors to the aesthetic character of the City. Section 14.09.127 of the Vacaville Land Use & Development Code sets forth existing standards for the design of lighting or facilities that could cause glare and prevents the creation of sources of light and glare that would adversely affect views. In response to comments on the proposed General Plan the City Council directed staff to prepare additional changes to the draft plan which reduce impacts resulting in less effect to aesthetics. While not assigned mitigation measures numbers, these measures are incorporated into the proposed project and result in less than significant impacts for project and cumulative impacts to these areas.

Agriculture and Forestry Resources

a. Less than Significant Impact

The proposed General Plan and ECAS, including as revised in response to comments on the project, are found to have less than significant impacts on the potential to conflict with zoning for forestland, on the potential to cause the rezoning of forestland or timber production land, or on the potential to result in other impacts that could result in conversion of farmlands of concern under CEQA or forest land to non-agricultural or forest use (Draft EIR pages 4.2-21 through 24; Final EIR pages 3-10 & 11 and 3-14 to 37; and Additional Analysis for changes to the Draft General Plan, dated 2/27/15; Addendum to Final EIR, pages 3-1 – 3-3).

b. Facts in Support of Finding

The City does not contain zoning for forest or timberland, but maintains Land Use & Development Code Section 14.09.131 that provides protection for existing trees within the City and establishes tree replacement standards for trees that may be removed during development or construction activities. The General Plan would maintain the Urban Growth Boundary (UGB) that protects contiguous woodland areas outside the UGB from development. Additional Conservation and Open Space policies and actions within the proposed General Plan will minimize impacts to forest land and trees (COS-P1.4, 1.6, 1.14, and Actions COS-A1.3, 1.7, 1.8, 1.9). In addition, the General Plan will not cause other changes to the environment that could result in the conversion of farmlands of concern or

forest lands to non-agricultural use or non-forest use. The General Plan maintains the UGB which allows urban development within the UGB as a means to protect greater amounts of land from development beyond the boundary (Draft EIR, page 4.2-21). The General Plan establishes Conservation and Open Space policies to incorporate an agricultural buffer. This buffer is to protect adjacent agricultural lands outside of the UGB. The General Policies also provide disclosure to urban residents of adjacent agricultural uses, prohibit the conversion of agricultural buffer lands to urban use, and establish actions to implement these policies. These actions include adoption of an agricultural preservation ordinance, an agricultural buffer policy, and an Agriculture Buffer zoning district and a right-to-farm ordinance (COS-P4.1, 4.2, 4.5, 4.6 and Actions COS-A3.1, 4.1 & 4.2). Impacts are less than significant, however, implementation of Mitigation Measures for impacts to biological resources (BIO 1 – 14) will also contribute to reductions in impacts to forests, trees, or open lands through the protection and conservation of existing habitat areas when required for the protection of special status species of plants and wildlife (described below under Mitigation Measures to Biological Resources).

Air Quality

a. Less than Significant Impact

The proposed General Plan and ECAS, including the revisions made at the direction of the City Council in response to comments on the project, are found to have less than significant impacts with regard to potential conflicts with or obstructions to applicable air quality plans (including cumulative impacts), to construction-related impacts, to carbon monoxide hot spots, to the potential to expose sensitive receptors to significant construction emissions of diesel particulate matter, to impacts from agriculture and other industries, to impacts from mobile sources of toxic air contaminants or to impacts from toxic air contaminants resulting from development allowed by the General Plan, and from potential for the creation of objectionable odors (Draft EIR pages 4.3-17 to 19, 20 through 31, Final EIR pages 3-12 & 13, Additional Analysis for changes to the Draft General Plan, pages 13-15 & 23; Addendum to Final EIR, page 3-3 – 3-5).

b. Facts in Support of Finding

The proposed General Plan would not increase vehicle miles travelled, population or employment forecasts from the development projections used for the creation of regional air quality plans. The ECAS, and the proposed General Plan as revised by the City Council, reduce the projected vehicle miles travelled under the draft General Plan resulting in conditions that will not violate air quality standards (Additional Analysis for Changes to Draft General Plan, page 23). Implementation of Conservation and Open Space policies will require development to implement best management practices to reduce construction emissions and control emission of dust associated with development activity (COS-P12.4 and 12.5). Future conditions under the draft General Plan will not exceed carbon monoxide standards (Draft EIR, page 4.3-22-26). Conservation and Open Space Policies and actions result in evaluation of development projects with sensitive receptors that would be close to stationary or mobile air pollutant sources. These policies will place limits on the location of stationary pollutant sources within close proximity to sensitive receptors, and will establish buffers between sensitive receptors and pollutant sources, including through Land Use & Development Code amendments to identify both sources of toxic air contaminants and sensitive receptors (COS-P12.7, 8, & 9 and Action COS-A12.1). The proposed General Plan will not introduce people into an area significantly impacted by odors and would not

create sources of odors that would result in significant impacts. Past complaints regarding uses that cause odors have been minimal in the City (Draft EIR, pages 4.3-30 & 31). The City has responded by correcting and upgrading the waste-water treatment plant. Specific complaints have been resolved through the enforcement mechanism overseen by the Yolo Solano Air Quality Management District (YSAQMD). Proposed General Plan Conservation and Open Space policies COS-P12.4, P12.7 and P12.8 require that potential sources of air pollutants of concern be separated from residential areas or sensitive receptors and that evaluation of proposed sensitive uses within 500 feet of sources of pollutants be performed as part of development review to ensure sensitive uses are not exposed to pollutants. Proposed Policy COS-P12.8 has been amended as described in the City Council staff report, dated August 11, 2015, to ensure that the buffer distances identified by the California Air Resources Board's Air Quality and Land Use Handbook are incorporated into the City's planning decisions for development activities. Action COS-A12.1 directs the City to amend the Land Use & Development Code to identify land use sources of toxic air contaminants and sensitive users. The proposed General Plan includes Conservation and Open Space policies and actions COS-P12.1, P12.4, P12.5, P12.6, and P12.10 to ensure compliance with regional clean air plans and to reduce air emissions. The proposed General Plan thus also addresses conditions for implementation of regional clean air plans would therefore have less than significant cumulative effects to consistency with the Clean Air Plan (Draft EIR, pages 4.3-31 & 32, and proposed General Plan Policies COS-P12.1 – 10 & COS-A12.1 and COS-P9.1-9.8 and Action COS-A9.1-9.3).

Biological Resources

a. Less than Significant Impact

The proposed General Plan and ECAS, including revisions incorporated into the General Plan by the City Council following public review and comment on the draft plan, will result in less than significant impacts to candidate, sensitive, or special – status species, to riparian habitat or any other sensitive natural community identified in local or regional plans, policies or regulations. The proposed General Plan and ECAS would also result in less than significant impacts to resources regulated by State or Federal departments of Fish & Wildlife, to federally regulated wetlands as defined by Section 404 of the Clean Water Act and /or State protected wetlands as defined by the Porter-Cologne Water Quality Control Act, through the removal, filling, hydrological interruption or other means, to movement of any native resident or migratory fish or wildlife species, to corridors, or to wildlife nursery sites. The proposed project will also result in less than significant impacts related to potential conflict with applicable plans, policies, regulations, or ordinances of agencies with jurisdiction for the protection of those resources, or to potential conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, or State habitat conservation plan (Draft EIR, pages 4.4-50-68, Final EIR pages 3-14 – 39, Additional Analysis for changes to the Draft General Plan, page 15).

b. Facts in Support of Findings

These impacts are less than significant prior to any mitigation measures (Draft EIR, pages 4.4-49 – 67). Implementation of the Solano Habitat Conservation Plan (Solano HCP or HCP) and the proposed General Plan policies and actions (COS-P1.1 – 1.14 and Actions COS-A1.1 – 1.10), in combination with federal and state laws, would reduce

potential impacts to a less-than-significant level by establishing policies for the protection of habitat, incorporation of development standards for the protection of habitats and species, requirements for planning documents to also incorporate these policies and standards, and by implementing actions to adopt the Solano Habitat Conservation Plan (COS-P1.12 and Action COS-A1.1). The proposed General Plan includes policies COS-P1.6, P1.7, P1.8 and P2.6 and actions COS-A1.2, A1.3, A1.4, and A2.1 to adopt programs to prevent invasive and non-native plant species from affecting the environment, including creekways. The proposed General Plan also directs the City to adopt amendments to the City's Land Use & Development Code to incorporate additional or new tree protection and woodland habitat protection measures through proposed Actions COS-A1.3, A1.4, A1.7, A1.8, A1.9 and A1.10, and to adopt standards for the use of native, drought-tolerant plant species in new residential developments through Policies COS-P1.5, P1.6, P1.7 and Actions A-1.4 and A1.7. The proposed General Plan also directs the City to adopt a City-wide open space management plan for the protection of wildlife movement corridors and standards for the protection of special status bat species (COS-P1.3 and COS-A1.5 & A1.6). Since the Solano HCP is not currently adopted, in order to ensure that mitigation requirements consistent with the Solano HCP are enforced, Mitigation Measures BIO-1 through BIO-14 are included in the proposed General Plan (Final EIR, pages 3-14 – 3-39). The following are new measures added to the Project EIR for incorporation into the proposed General Plan.

Mitigation Measure

BIO-1: Preservation and restoration of habitat for species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR shall occur in the same level or higher level conservation area as the direct impact occurs (i.e. impacts to habitat in Medium Value Conservation Areas will be mitigated in Medium to High Value Conservation Areas, but impacts to habitat in Low Value Conservation Areas shall be mitigated in either Low or Medium Value Conservation Areas). Compensation for indirect impacts will be assessed on the location/conservation value of the habitat that is indirectly impacted and not the location of the project activity (i.e. if a project activity will indirectly impact a habitat for species in a Medium Value Conservation Area but the project is located in a Low Value Conservation Area, compensatory mitigation shall be based on the type of habitat that is being indirectly impacted (in this case Medium Value Conservation Area rather than the lower value project area). All mitigation ratios are based on impacts as assessed by acreage.

1. **Medium Value Conservation Areas** (Subareas 2C, 2D, and 2N; Draft EIR Figure 4.4-3).

a. **Wetland Component Direct Impacts:** Preserve vernal pool and swale habitats at a ratio of 2:1, and restore vernal pool and swale habitats at a ratio of 1:1 if restored habitats are in place and functional at the time of impact or at a 2:1 ratio if habitats are restored concurrent with the impact.

b. **Wetland Component Indirect Impacts:** Preserve vernal pool and swale habitats at a ratio of 1:1 for avoided wetlands within 250 feet of proposed development.

c. **Upland Component Direct Impacts:** In Subarea 2C, preserve upland habitat at a ratio of 3:1. In the remaining subareas, preserve upland habitat at a ratio of 2:1.

d. **Upland Component Indirect Impacts:** Preserve avoided up-land habitat at a ratio of 1:1 within 250 feet of proposed development.

3. **Low Value Conservation Areas and Seasonal Wetlands in Agricultural Areas Outside of a Medium Value Conservation Area** (see Subarea 3 in Draft EIR Figure 4.43).

a. **Wetland Component Direct Impacts:** Preserve vernal pool and swale habitats at a ratio of 1:1, and restore vernal pool and swale habitats at a ratio of 1:1 if restored habitats are in place and functional at the time of impact or at a 2:1 ratio if habitats are restored concurrent with the impact.

b. **Wetland Component Indirect Impacts:** Preserve vernal pool and swale habitats at a ratio of 1:1 within 100 feet of proposed development.

4. **Mitigation for Temporary Impacts to Seasonal Wetlands and Uplands in all Conservation Areas:** Temporary impacts to seasonal wetlands and uplands in all vernal pool conservation areas shall be subject to the mitigation and monitoring requirements described below. Temporary impacts to wetlands shall be calculated for the entire wetland in which the impact occurs and not just the portion disturbed by the temporary impact.

a. **Temporary and Short-Term Impacts:** All temporary impacts lasting no more than one growing season to seasonal wetlands and uplands in all vernal pool conservation areas shall be mitigated by restoring the existing wetlands and uplands and providing additional preservation of wetlands and uplands at a 1:1 ratio. Impacts lasting no more than two growing seasons shall be mitigated by restoring the existing habitats and providing additional wetland and upland preservation at a 1.5:1 ratio. Impacts lasting longer than two growing seasons shall be mitigated at the standard Conservation Area ratios described above under conditions BIO-1-1 and BIO-1-2.

b. **Restoration and Monitoring Plan:** The applicant shall provide a restoration plan consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP, including acceptable financial assurances, for review and approval by the City and other applicable regulatory agencies, to ensure successful implementation of the habitat restoration. All temporarily impacted wetlands shall be monitored for a minimum of two wet seasons to document that hydrology has been restored to pre-project conditions. Additional monitoring and remedial measures may be required if hydrology is not reestablished. The mitigation ratios described above are applicable to all season wetlands (i.e. saturated, seasonally flooded, and areas subject to temporary flooding sufficient to create wetlands). Conservation actions for streams

and semi-permanently to permanently flooded wetlands in the valley floor grassland and vernal pool natural community are addressed under Mitigation Measures BIO-5, BIO-6, BIO-7, and BIO-9.

BIO-2: All impacted seasonal wetlands shall be characterized according to the types below and mitigated by preservation of the same category of wetland according to the ratios in Mitigation Measure BIO-1.

Seasonal wetland categories are as follows:

♦ **Pools:** Greater than 1 inch of standing water for more than ten continuous days with short (less than three weeks) to long (more than three weeks) durations of standing water, clear to moderate turbidity, and exhibiting significant vegetation cover.

♦ **Playa Pools:** Greater than 1 inch of standing water for more than ten continuous days with long (more than three weeks) to very long durations of standing water, moderate to high turbidity, and exhibiting sparse vegetation cover (typically found in association with Pescadero Series Soils, often referred to as playa-type pools).

♦ **Swales or Mesic Grassland:** Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days.

♦ **Alkaline Flats and Meadows:** Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days and exhibiting indicators of high alkalinity (salt deposits on soil surface, presence of salt-tolerant plants).

Deviations in the required mitigation acreage by type or category may be permitted by the City and other applicable regulatory agencies. Under Mitigation Measure BIO-1, conservation habitats shall be proportional to impacts to the species and their associations (e.g. impacts to pool-dependent species such as vernal pool fairy shrimp shall not be mitigated by preservation of more abundant swale or mesic grasslands that do not support the species)

BIO-3: All direct impacts to extant stands of Contra Costa goldfields shall be mitigated by establishing new, self-reproducing populations of Contra Costa goldfields at a ratio of 4:1 (acres protected to acres impacted). This restoration requirement may be met by establishing new Contra Costa goldfield populations at a single-project mitigation site or by purchasing credits at an approved mitigation bank authorized to sell credits for this species in an amount equal to the 4:1 mitigation ratio. Guidelines for establishing Contra Costa goldfields and the release schedule for mitigation credits at the commercial mitigation banks will be specified in the bank-enabling agreements. Mitigation at single-project mitigation sites would be subject to the same conditions as the commercial mitigation banks. Establishment criteria shall also adhere to all the following conditions:

1. Impacted habitat area for which mitigation is required shall be equal to the entire occupied pool/swale area, and shall not just be limited to the area with Contra Costa goldfield cover in the impacted pool.

2. Contra Costa goldfield populations and other species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (including vernal pool fairy shrimp, conservancy fairy shrimp, vernal pool tadpole shrimp, and mid-valley fairy shrimp) shall be established in constructed, restored, and enhanced wetlands in the known range of these species in Solano County.

3. Seed used to establish new populations of Contra Costa goldfields may be obtained from any Core Population Area, as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Seed collection shall not affect more than 10 percent of an individual preserved population. Seed and top soils shall be salvaged from occupied vernal pools and other wetlands in an impacted area prior to initiation of ground-disturbing activities.

4. Restoration may occur in existing preserved pools currently lacking Contra Costa goldfields or in restored pools and swales in other Core Areas as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. New populations must be established in currently unoccupied habitat.

5. Re-established populations will be considered self-reproducing when:

> a. Plants re-establish annually for a minimum of five years with no human intervention such as supplemental seeding, and habitat areas contain an occupied area and flower/plant density comparable to existing occupied habitat areas in similar pool types and Core Areas.
>
> If Contra Costa goldfields cannot be established at the mitigation sites within five years according to the conditions above, the preserved wet-land restoration acreage shall be increased by 50 percent. The project proponent shall provide bonds or other acceptable financial assurances, subject to approval by the City and United States Fish and Wildlife Service (USFWS), to ensure implementation of such measures.

BIO-4: Mitigation shall be required for any impacts in the known or potential range of the California tiger salamander (see Draft EIR Figure 4.4-4). Mitigation shall include preservation, enhancement, and restoration/establishment of suitable upland habitat, and preservation and construction/creation of new breeding habitat consistent with the mitigation requirements specified in Mitigation Measure BIO-1, subject to the following additional requirements.

1. **Breeding Habitat Mitigation:** Direct and indirect impacts to all suitable California tiger salamander breeding habitat in the known or potential range of the species (see Draft EIR Figure 4.4-4) will be mitigated by pre-serving known breeding habitat at a 3:1ratio and creating new breeding habitat at a ratio of 2:1 or 0.35 acres, whichever is greater.

All preserved and created/established breeding habitat shall be contiguous to at least 350 acres of preserved upland habitat, and created breeding habitat shall be located within 2,100 feet of known breeding habitat.

a. All new breeding habitat shall be located within 2,100 feet of a known breeding site and be situated in a contiguous reserve/preserve area of 350 acres or more of suitable habitats. This may include other parcels if the lands are protected by conservation easements and are managed consistent with the Solano HCP Reserve Criteria or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. For some existing preserved areas/mitigation sites, this may require that management agreements and endowments be extended to these sites.

b. New breeding habitat can consist of multiple sites within 1,300 feet of each other. All new created breeding habitats shall be 0.2 acres to 0.35 acres in size unless otherwise approved by the City, USFWS, and California Department of Fish and Wildlife (CDFW).

2. **Upland Habitat Mitigation:** Impacts to uplands and other movement habitats (i.e. seasonal wetland swales and meadows) in the known or potential range of the California tiger salamander (Draft EIR Figure 4.4-4) shall be mitigated at the ratios as described in Mitigation Measure BIO-1 for Subarea 2C (Draft EIR *Figure* 4.4-3, 2:1 ratio), subject to the following additional conditions:

a. All upland mitigation preservation shall be within 2,100 feet of known breeding habitat or within 1,300 feet of constructed breeding habitat if the constructed breeding habitat is within 2,100 feet of known breeding habitat.

b. New breeding habitat shall be established at a ratio of 0.001 acres per acre of upland directly and indirectly impacted by a project.

c. Preserves established for California tiger salamander mitigation shall include measures for restoration of upland mounds, where applicable, in order to provide increased burrowing habitat for fossorial rodents and California tiger salamanders above the shallow, rainy-season water table.

BIO-5: Mitigation for permanent impacts to riparian, stream, and fresh-water marsh habitat associated with riverine systems in the EIR Study Area shall be provided through restoration of in-kind habitat. Restoration of riparian habitat or creation of new habitat must occur either on site, at an approved mitigation bank, or at another high-quality site, and must be capable of supporting similar quality and species as the impacted site. All Riparian Restoration Plans shall be reviewed and approved by the City and CDFW. Restoration and enhancement activities shall be directed toward severely degraded stream segments in Priority Drainages and Watersheds (Figure 4.4-5). Basic mitigation requirements are based on impact area, vegetation replacement, and designated conservation values of the riparian, stream, and freshwater marsh habitat as assessed in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

1. **Vegetation**. All native, woody vegetation greater than 1 inch in diameter shall be replaced by planting native woody vegetation to at the following minimum ratios and performance standards:

The goal of the riparian vegetation replacement is to contribute to the establishment of a multi-story riparian community with a variety of native riparian species appropriate for the mitigation site. Plantings are not required to directly replace impacts on a species-by-species basis.

Vegetation Replacement Size (Inches) [2]	Native Species (Except Oaks and Elderberry)[3]	Oak Species [4]	Nonnative Species[5]
Priority Drainages			
<12	**3:1**	**5:1**	**1:1**
12-24	**6:1**	**7:1**	**2:1**
>24	**10:1**	**12:1**	**3:1**
Non-Priority Drainages			
>12	**3:1**	**5:1**	**1:1**
12-24	**4:1**	**7:1**	**1.5:1**
>24	**6:1**	**12:1**	**3:1**

Note: *Performance Criteria – The number of native riparian plants that become established at the end of the five-year monitoring period shall equal a minimum of 80 percent of total required plantings. Established plants may include natural regeneration and volunteer plants.*

2. **Area.** Riparian mitigation planting shall also achieve the following area criteria based on whether the mitigation is achieved through enhancement (e.g. supplemental planting of existing riparian habitats) or through establishment of woody riparian habitats (e.g. existing or created channel lacking native woody riparian vegetation):

Area Ratios

Priority Drainages		Non-Priority Drainages	
Enhancement	**Created/Restored**	**Enhancement**	**Created/Restored**
4:1	**2:1**	**3:1**	**2:1**

3. **Hydrological and Biological Connectivity:** Mitigation for permanent impacts to third and higher order streams and second order streams with riparian vegetation shall maintain the hydrologic and biological connectivity between downstream and

[2] Trees shall be measures at diameter at breast height (dbh); multiple trunked trees shall be reported as the cumulative total of all trunks. Shrubs shall be measures at midpoint of the main trunk (the ground and the first major branch).
[3] Elderberry replacement ratios and other associated mitigation requirements are prescribed in Mitigation Measure BIO-9. Tree and shrubs replacement requirements under this mitigation measure may be used to fulfill all or contribute to the associated native woody riparian vegetation requirements prescribed under Mitigation Measure BIO-9.
[4] Because of slow growth rates, oak species require higher replacement ratios. If acorns are used instead of seedling (at least one year old), planting ratios shall be doubled.
[5] The five-year monitoring period for documenting successful establishment may be extended if the mitigation is not performing adequately. At a minimum, the determination of success monitoring shall require at least two years without significant intervention (e.g.) additional plantings or irrigation). Vegetation may need to be planted at higher ratios, depending on site conditions, in order to account for mortality of planted material.

upstream areas. Facilities such as bridges, culverts, outfalls, and grade control structures shall not create cumulative gaps in the channel or riparian corridor greater than 300 feet. Bypass or rerouted channels shall be constructed where necessary to replace impacted habitats and to limit gaps between existing riparian habitats.

Note: The intent of requiring mitigation for removal of nonnative trees and shrubs is to protect riparian habitat. It is not intended to require mitigation for the removal of nonnative trees or shrubs as a part of riparian restoration or enhancement projects.

The above measure applies to waterways subject to state regulation under Section 1602 of the Fish and Game Code and Porter-Cologne Water Quality Act and waters of the United States subject to regulation under the federal Clean Water Act.

BIO 6: Mitigation for direct impacts to pond or freshwater marsh habitat not hydrologically connected to streams shall be provided at a 2:1 ratio. This mitigation may be achieved by creating/restoring on-site open space areas with a minimum 100-foot-wide buffer, establishing an endowment or other suitable funding source for long-term management of the mitigation habitat, or purchasing credits at an approved mitigation bank.

BIO 7: Mitigation for direct impacts to seasonal wetlands in the Inner Coast Range shall be provided at a 2:1 ratio.

BIO-8: Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitat (e.g., riparian, stream, pond, and freshwater marsh habitats) outside of the California Red-legged Frog Conservation Area shall be provided through the construction and/or restoration of similar habitats at a prescribed ratio (acres restored to acres impacted) consistent with Mitigation Measure BIO-5, and provide an endowment fund or other approved funding source to implement management plans for preserved lands in perpetuity consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

BIO 9: Where removal of elderberry shrubs or their stems measuring 1 inch in diameter or greater is unavoidable, these impacts shall be mitigated. Removal of elderberry shrubs or stems 1 inch in diameter or greater and associated riparian vegetation shall not create gaps in a riparian corridor greater than 300 feet. Mitigation will include salvaging and replanting affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants according to the following criteria:

1. **Transplanting Removed Elderberry Shrubs.** Transplant removed elderberry shrubs to an approved, secure site, such as an approved mitigation bank location in Solano County or non-bank relocation site to be approved by the City and USFWS. All non-bank relocation sites shall meet the minimum reserve standards identified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP (e.g. site shall be protected by a conservation easement or other applicable protection measure, and funding shall be provided for long-term monitoring and maintenance). Transplanting shall occur between June 15 and March 15 November through February as the optimal period for transplanting). Elderberry may not be transplanted between March 16 and June 14 except where isolated bushes are located more than 0.5 miles from other suitable

valley elderberry longhorn beetle habitat and no signs of use (e.g. exit holes) have been identified.

2. **Mitigation for Whole Shrub Removal.** For each removed elderberry bush, plant a minimum of five elderberry seedlings or rooted cuttings and five associated native, woody riparian plants in the mitigation area, or purchase applicable credits from a mitigation bank approved under the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 (that shall be based on the principles found in the current working draft of the Solano HCP) to sell valley elderberry longhorn beetle credits.

3. **Mitigation for Trimming/Removal of Stems 1 Inch in Diameter or Greater.** For every ten elderberry stem 1 inch in diameter or greater that are trimmed/removed, plant two elderberry seedlings and two associated native, woody riparian plant seedlings. Mitigation plantings shall occur, to the maximum extent practicable, in areas adjacent to the impact area and/or in existing gaps in riparian corridors. Priority areas for riparian re-vegetation and planting of elderberry include Alamo and Ulatis Creeks. The requirements for associated native, woody riparian plant establishment may be fulfilled in combination with the woody riparian vegetation replacement requirements prescribed under Mitigation Measure BIO-5.

BIO-10: Long-term impacts to Swainson's hawk foraging habitat in the irrigated agriculture conservation area (Draft EIR, Figure 4.4-6) shall be mitigated through the preservation (conservation easement) and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact). All mitigation areas shall remain in "agricultural production" provided these activities are consistent with the economics of agricultural operations. The following activities shall also be prohibited on the mitigation area in order to promote value for Swainson's hawk foraging:

♦ Permanent plantings of orchards and/or vineyards for the production of fruits, nuts, or berries.

♦ Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as the annual crops cotton and rice.

♦ Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes.

♦ Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, and flowers.

♦ Commercial greenhouses or plant nurseries.

♦ Commercial aquaculture of aquatic plants and animals and their by-products.

♦ Commercial wind energy development.

Mitigation shall be provided in the Irrigated Agriculture Potential Reserve Area (as depicted in the Swainson's Hawk Potential Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action

COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

BIO-11: Long-term impacts to Swainson's hawk foraging habitat in the valley floor grassland conservation area (Figure 4.4-6) shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact) and subject to species management requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture or Valley Floor Grassland Potential Reserve Areas (see the Vernal Pool Potential Preserve and Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Preservation of valley floor grassland habitat may be satisfied through Mitigation Measure BIO-1 if the minimum 1:1 ratio for foraging habitat is achieved.

BIO-12: Long-term impacts to grassland and oak savanna habitat in the Inner Coast Range conservation area (Draft EIR, Figure 4.4-6) shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact) and subject to species management requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture, Valley Floor Grassland, or Inner Coast Range Potential Reserve Areas (see the Vernal Pool Potential Preserve and Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

Exceptions: Impacts that are likely to have minimal effects on the extent and quality of Swainson's hawk foraging habitat are exempt from Swainson's hawk foraging habitat mitigation requirements. Such activities include: projects affecting less than one year of forage production, activities related to establishment of natural habitats (e.g. aquatic, riparian, and grassland habitats), construction of infill developments that are less than 5 acres in size and surrounded by urban development, and other minor public and private facilities accessed via existing roads or that impact less than 0.5 acres of potential Swainson's hawk foraging habitat (e.g. pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities).

BIO-13: Mitigation for the permanent (i.e. more than one season) disturbance, destruction, or conversion of burrowing owl habitat for urban development or other permanent facilities shall be provided at a 1:1 ratio. Project sites that have been occupied during the nesting season at any time during the past three years or found to be nesting at the time of pre-construction surveys will be considered occupied by owls and require additional nesting habitat mitigation (described in the Solano HCP) or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP). All burrowing owl habitat affected either directly, indirectly, or cumulatively by the project will be subject to the compensation requirement. Mitigation lands used to satisfy mitigation measures for other natural communities and/or species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (i.e. valley floor grassland and vernal pool natural community [excluding the wetland restoration/construction component], coastal marsh natural community, Swainson's hawk,

California red-legged frog, and callippe silverspot butterfly) can be used to satisfy burrowing owl conservation if the reserve area meets the basic burrowing owl reserve management standards and criteria specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

Exemptions: Infill projects less than 5 acres in size and surrounded by urban development would have minimal effects on the extent and quality of burrowing owl habitat and are exempt from burrowing owl foraging habitat mitigation requirements unless a known or active nest is present. Additionally, project proponents are obligated to avoid destruction of active burrowing owl nests and take of burrowing owls in compliance with the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503.5 and to meet the requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

BIO-14: If construction of pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities (but excluding restoration and reserve management activities) will result in temporary impacts to occupied burrowing owl habitat (e.g. closure, collapse due to ground disturbance, or disturbance in the construction zone), the impacts shall be mitigated according to the following criteria at all times of the year:

1. **Temporary Impacts Less Than or Equal to 1 Acre in Size:** Install five burrows within 330 feet of the edge of the construction area if suitable contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. This condition may be waived if an approved biologist, the City, and CDFW determine that the contiguous area already contains suitable donor burrows. Maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls.

a. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project.

b. Artificial burrows will be maintained by the applicant who owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re-established on the construction site.

1) If burrows have not been re-established on the construction site within two years but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required.

2) If the burrows have not been re-established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13.

c. The disturbed area shall also be monitored the following breeding season to determine if the owls return to the area to nest. If the owls do not return or relocate to a nearby site, impacts will be required to provide additional mitigation per the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

d. If the above measures cannot be implemented because adequate habitat is not present in surrounding, contiguous lands, impacts shall be mitigated per the requirements of the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.

2. **Temporary Impacts Greater Than 1 Acre in Size:** Install ten burrows/acre within 330 feet of the construction area if at least 7 acres of contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. Also maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls. This condition may be waived if an approved biologist, the City, and CDFW determine that the contiguous area already contains suitable donor burrows. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project.

a. Artificial burrows will be maintained by the applicant that owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to en-sure that natural burrows have been re-established on the construction site.

    1) If burrows have not been re-established on the construction site but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required.

    2) If the burrows have not been re-established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13.

b. Temporary impacts that cannot be mitigated with mitigation burrows due to the lack of suitable burrowing owl habitat on a project site or contiguous ownership parcels shall be mitigated by preserving burrowing owl habitat off site at a ratio of 1:1. Sites subject to temporary impacts that are occupied by more than one pair of owls likewise will be mitigated at a 1:1 ratio. All habitat areas disturbed, destroyed, or converted to non-habitat uses directly, indirectly, or cumulatively will be subject to the mitigation requirement.

Compliance with this mitigation measure does not allow for the destruction or disturbance of an active nest site.

Less than Significant (No mitigation required)

Cultural Resources

a. Less than Significant Impact

There are no significant impacts related to cultural resources as a result of the proposed General Plan and ECAS, and no mitigation measures are required. The implementation of the proposed Plan and ECAS will result in less than significant impacts to historical resources as defined in the CEQA guidelines, including historical archaeological deposits and historical archaeological resources. The proposed Plan and ECAS will result in less than significant impacts to the significance of archaeological resources pursuant to CEQA Guidelines Section 15064.5, to the potential for the destruction of unique paleontological resources or sites or unique geologic features, or to the potential to disturb human remains including those outside of formal cemeteries, nor will the Plan and ECAS result in significant cumulative effects to these resources (Draft EIR, pages 4.5-30 – 36, Final EIR page 3-39, Additional Analysis of changes to Draft General Plan page 15; Addendum to Final EIR, page 2-18).

b. Facts in Support of Finding

The proposed General Plan includes policies and actions to provide for the identification and proper treatment of archaeological deposits, the protection or preservation of those deposits, their evaluation when located or found, and the respectful treatment of human remains associated with any archaeological deposits (COS-P6.1 – P6.6 and COS-A6.1). These policies and actions also provide for the regulatory review requirements designed to minimize potential impacts to archaeological or historical resources. The policies in the proposed General Plan include pre-development identification and possible avoidance, controls on new construction which could affect historic resources, and standards for the design of that new construction (COS-P6.1, P6.7 & P6.8). Policies and actions will also provide procedures for the protection, preservation, investigation, and respectful treatment of any resources discovered during construction activities (COS-P6.1 – 6.8 and COS-P7.1 – 7.3). Actions are incorporated into the General Plan including Action COS-A6.1 to establish procedures for consultation with Native American tribal representatives and protection of resources and Action COS-A7.1 to study the potential creation of an historic preservation district for residential areas west of the downtown. The discussion of Native American Tribal Cultural Resources in the proposed General Plan has been revised to incorporate the legal definition of *tribal cultural resources* consistent with Assembly Bill 52, which took effect on July 1, 2015. This new definition recognizes that tribal cultural resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Action COS-A6.1 was added to the proposed General Plan to implement this priority (Action COS-A6.1, Consult with Native American Tribes with ancestral ties to Vacaville to discuss tribal cultural resources and to create agreed upon parameters defining what type of projects will be routinely referred to the Tribes (e.g. project types, projects located in specific geographic locations). While not assigned mitigation measure numbers, these policies are incorporated into the proposed project.

Geology, Soils, and Mineral Resources

a. Less than Significant Impact

There are no significant impacts related to geology, soils, or mineral resources as a result of the proposed General Plan and ECAS, and no mitigation measures are required. The proposed General Plan and ECAS will not expose people or structures to significant impacts from known earthquake faults or from strong seismic ground shaking. The proposed General Plan and ECAS will result in less than significant effects from the potential to expose people or structures to risks of landslides, to cause erosion or loss of topsoil, or to expose people or property to unstable geologic conditions. The proposed General Plan and ECAS will not expose people or structures to significant impacts associated with expansive soils, will not result in significant impacts from the use of septic tanks or alternative wastewater systems, and will not result in the loss or availability of significant mineral resources. Cumulative effects to these resources from the implementation of the General Plan and ECAS are also less than significant (Draft EIR, pages 4.6-14 – 21, Final EIR page 3-40, Additional Analysis of changes to Draft General Plan page 15; Addendum to Final EIR, page 2-18).

b. Facts in Support of Finding

The Safety Element of the proposed General Plan includes policies and actions designed to reduce risks from ground shaking or fault rupture (Draft EIR, pages 4.6-14 – 21, in particular Safety Element Policies, SAF-P1.1, P1.5, P1.7, P1.8, P1.9, and P1.13). These steps include the consideration of geologic conditions when reviewing development proposals, requirement for geotechnical studies to evaluate project requests, comprehensive studies for planning of critical facilities, use of geologic hazard abatement districts, and avoidance of placing of structures in unstable areas (Safety Element Policies SAF- P1.5, P1.7, P1.8, P1.9, and P1.13). Policies in the proposed General Plan address the potential for landslides by setting standards for grading on steep slopes, steepness of graded areas and re-vegetation and contour grading to mitigate appearance and erosion potential for graded areas (Safety Element Policies SAF-P1.2, P1.10, & P1.11). Compliance with existing Land Use & Development Code requirements and implementation of proposed General Plan policies would reduce potential impacts from erosion or loss of topsoil. Policy SAF-P1.1 addresses grading practices to prevent significant erosion and Conservation and Open Space policy COS-P14.5 requires the implementation of Best Management Practices (BMP's) to control erosion. Policies SAF-P1.5, P1.6, and P1.7 also require soils reports and geotechnical studies for project to determine geologic suitability and to protect against hazards of building on expansive or otherwise unsuitable soils, thus ensuring consideration of site-specific conditions for review of development allowed by the General Plan. There are no mapped significant mineral resources in Vacaville Draft EIR, page 4.6-20), and the proposed General Plan conservation and open space policy COS-P16.1 directs the City to account for potentially affected mineral resources on a property or in the vicinity of a property when reviewing development proposals. The application of geotechnical and engineering standards found in the California Building Code and in the City's Land Use & Development Code, together with implementation of the policies and actions in the proposed General Plan reduce the impacts to these resources at a project and cumulative basis to a less than significant level (Draft EIR, pages 4.6-20 & 21) (Policies SAF-P1.1 – 1.13 and Action SAF-A1.1).

Greenhouse Gas Emissions

a. Less than Significant Impact

The proposed General Plan and ECAS, as revised during the public review and planning process, are found to result in less than significant project impacts for compliance with a qualified GHG reduction strategy to reduce greenhouse gas emissions. The ECAS is a qualified GHG emissions reduction strategy and the proposed General Plan is consistent with the ECAS (Draft EIR, pages 4.7-23 to 28; Final EIR page 3-40, Additional Analysis of changes to Draft General Plan page 16; Addendum to Final EIR, page 2-19-20 & 3-5 – 3-14). Other GHG impacts are discussed, and mitigation measures identified, in Section B below.

b. Facts in Support of Finding

The ECAS contains the elements and requirements to meet the standards needed in order to be considered a qualified GHG emissions strategy under CEQA Guidelines Section 15183.5 (Draft EIR, pages 4.7-2 – 4.7-23; Addendum to Final EIR, pages 3-8 & 3-9). The ECAS addresses strategies for reductions of GHG emissions resulting from residential, commercial, industrial, transportation and land use, waste, and water and wastewater sources. Each of these sectors is evaluated in the proposed ECAS and emissions reductions strategies are incorporated into the ECAS and General Plan. The ECAS documents that the proposed measures will meet the goals and targets of State law requiring the reduction in emissions (ECAS, Chapter 5, Community Wide Measures, Implementation, & Monitoring and Chapter 6, Municipal Measures, Implementation & Monitoring) and these measures are analyzed and determined to achieve the GHG emissions reduction target of 21.7% from 2020 Business as Usual emissions. Chapter 7 of the ECAS identifies the implementation and monitoring plan for the ECAS that will achieve the reduction target identified in the Plan. The proposed General Plan is consistent with the ECAS. The proposed General Plan incorporates Conservation and Open Space Goal COS-9.This goal includes policies and actions to achieve the target reduction in GHG emissions. Policies COS-P9.1 – 9.8 call for maintaining the ECAS, promoting land use patterns that will reduce vehicle trips, support a jobs/housing balance, and encouraging higher density and mixed-use development near supportive commercial uses and transit corridors. These policies and actions also support providing a land use mix to provide employee support services in close proximity to employment uses, location of employment uses that encourage bike and pedestrian transportation, coordination with the Solano Transit Authority, and promotion of green building practices. Actions COS-A9.1 through 9.3 will result in monitoring of the ECAS and its effectiveness and call for updates to the ECAS to ensure that the City stays on track to achieve the target reduction and for support of alternative fuel, low emissions infrastructure throughout the City.

Hazards and Hazardous Materials

a. Less than Significant Impact

The proposed General Plan and ECAS will result in less than significant impacts related to hazards and hazardous materials (Draft EIR pages 4.8-20 – 30; Final EIR, 3-40; Additional Analysis for propose changes to the General Plan, page 16). The proposed General Plan & ECAS, as modified, will not result in significant hazards to the public or environment through the routine transport, use, or disposal of hazardous materials, will not create significant

hazards as a result of upset or accident conditions involving the release of hazardous materials, will not result in significant hazards impacts to existing or planned schools, and will not result in significant impacts as a result of hazardous waste sites. The proposed General Plan will not expose people or structures to significant risk from wildland fire, will not impair implementation of adopted emergency response plans or evacuation plans, and will have less than significant safety impacts for people residing or working near airports. The cumulative impacts associated with these effects are found to be less than significant as well. (Draft EIR, pages 4.8-20 to 30; Final EIR page 3-40, Additional Analysis of changes to Draft General Plan page 16; Addendum to Final EIR, page 2-20).

b. Facts in Support of Finding

The proposed General Plan land use plan incorporates land use patterns and planning techniques designed to avoid placing land uses in locations that would exposed persons to significant hazards. These measures are not assigned mitigation measure numbers but are incorporated into the policies and actions of the General Plan and ECAS. Safety Element policies and actions SAF-P6.1 – 6.6 minimize risks from hazardous materials and waste sites, and minimize risks associated with transport of these materials or to the potential risk to existing or proposed schools. The General Plan includes actions SAF-A1.1 & 1.2 to implement hazardous materials disclosure and to amend the Land Use & Development Code to specify development standards for properties where hazardous materials. New development would also be subject to existing State and Federal regulation related to hazardous materials, and regulations related to oversight for site investigation and remediation projects and disposal and treatment standards for hazardous wastes. New development using measures specified in the ECAS would also be subject to these policies and regulations. The ECAS also incorporates solid waste measure SW-1C to reduce impacts from disposal of potentially hazardous appliances. Proposed General Plan Policies SAF-P5.1 – 5.6 would ensure that new development is sited away from areas with high fire hazard risk and that new development would incorporate safety features that will reduce this risk. Actions SAF-A5.1, P5.2, and P5.6 will implement development standards and code amendments to address the design of new development to protect from and reduce impacts from wildland fire exposure. The General Plan would not impair or interfere with emergency access or emergency response plans. It contains policies and actions SAF-P7.1 – P7.5 that address public awareness of hazards and planning for adequate emergency response effectiveness in the City. The proposed General Plan includes policies to maintain safe living and working conditions around Nut Tree Airport and Travis Air Force Base, including Policy LU-P27.1 – 27.7 to provide for planning and development procedures to ensure that land uses are compatible with these airports and do not result in significant hazards to people or property. Actions LU-A27.1 supports continued implementation of airport land use compatibility regulations contained in the City's Land Use and Development Code.

Hydrology and Water Quality

a. Less than Significant Impact

The proposed General Plan and ECAS will result in less-than-significant project and cumulative impacts to most criteria related to hydrology and water quality impacts, as detailed in this section. The project will result in less than significant effects related to maintaining water quality standards, to effects on groundwater supplies, to the potential to alter drainage patterns in a manner that could increase erosion or siltation, to increase flooding hazard as a result of alteration to drainage patterns, to change drainage in a way

that would exceed the capacity of existing or planned drainage facilities, to substantially degrade water quality, to place housing within a 100-year flood hazard area or to place structures in these flood hazard area in a manner that would impede or redirect flood flows, and to the potential for mudflow, tsunami or seiche. Cumulative impacts to water quality and from increased runoff and flood hazard risk are also less than significant (Draft EIR, pages 4.9-20 – 30; Additional Analysis for changes to Draft General Plan, pages 16 & 17; Addendum to Final EIR, page 2-20).

b. Facts in Support of Finding

The proposed General Plan and ECAS incorporate policies and actions that, while not assigned mitigation measure numbers, will implement measures that reduce impacts to hydrology and water quality to less than significant levels (project level and cumulative) (Draft EIR, pages 4.9-5 and 4.9-20 – 30). Impacts associated with risk of exposure to flood hazard from dam or levee failure are discussed in Section B, under HYRDO-1. The proposed General Plan, Conservation and Open Space Element Goal 14 establishes policies COS-P14.1 – 14.7 that ensure protection of the quality and supply of surface and ground water and compliance with water quality standards, including compliance with the National Pollutant Discharge Elimination System (NPDES) permits applicable to development activities. Proposed ECAS water and wastewater measures WW-1A – G require compliance with water conservation measures and support water conservation education activities and coordination with other water agencies. Policies and actions under Conservation and Open Space Goal 14 provide for the protection of the quality and supply of groundwater and surface waters and prevent activities under the General Plan and ECAS from substantially degrading water quality. Conservation and Open Space Policies COS-P14.6 and P14.7 direct the City to protect groundwater recharge areas and to consider groundwater recharge and quality during the development review process. Conservation and Open Space Action COS-A14.1 directs the City to work with other agencies to develop a recharge area map to guide future development and to require mitigation for impacts to groundwater recharge areas. These measures provide for the protection of natural areas that serve as groundwater recharge areas. Groundwater supplies are available as identified in Draft EIR pages 4.9-22 & 23 and Conservation and Open Space policies and actions COS-P13.1 – 13.7 and COS-A13.1 – 13.3 will ensure water conservation measures to ensure protection of water quality and groundwater supplies. These policies and actions also ensure implementation of best management practices for water use and efficiency. Policy COS-14.5 and Safety Element policies SAF-P3.1 – 3.3 and Actions SAF-A3.1 and 3.2 will prevent alterations to drainage patterns, erosion, and siltation. Development within the City is required to comply with the NPDES permitting requirements as noted above. The City's grading ordinance (Section 14.19 of the Land Use & Development Code) requires projects which are subject to the City's NPDES permit to include an erosion and sediment control plan prior to issuance of grading permits. These requirements ensure compliance with the Clean Water Act and ensure prevention of erosion or siltation. Policies and actions under Safety Element Goal 3 (Provide effective storm drainage facilities for development projects) address the evaluation of development to ensure adequate drainage facilities, the requirement for impact fees to fund storm drain improvements, and provision of storm drain master plans to guide development approvals (Policies SAF-P3.1 – 3.4). Safety Element Goal 4 (Protect people and property from flood risk) ensures evaluation of drainage patterns, of flood risks, and of the facilities needed to protect water quality and maintain drainage systems (Policies SAF-P4.1 – 4.5 and Actions SAF-4.1 – 4.7). Under proposed General Plan Safety Element policies and actions Goal 2(Collection & Conveyance of Storm Water), Goal 3 (Provide Effective Storm Drainage Facilities for Development Projects), and

Goal 4 (Protect People and Property from Flood Risk), facilities and measures are provided that ensure adequate storm drainage facilities for development of the General Plan and that ensure protection from flood hazards(Policies SAF-P2.4 – 2.6 and Actions SAF-A2.1 – 2.8; Policies SAF-3.1 – 3.4 and Actions SAF-A3.1 & 3.2; Policies P4.1 – 4.5 and Actions SAF-4.1 – 4.7). Safety Element policies and actions (SAF-P1.1, 1.2, 1.3, 1.5, & 1.10) reduce impacts from the potential for development to result in mudflow and thus reduce potential impacts to hydrology and water quality from this type of development effect.

Land Use and Planning

a. Less than Significant Impact

The proposed General Plan and ECAS will result in less than significant land use and planning impacts. The proposed plan will not divide an established community. The proposed General Plan and ECAS will not conflict with regional land use plans, policies, or regulations of an agency with jurisdiction over the project for the purpose of avoiding or mitigating environmental effects. The cumulative impacts associated with these effects are also less than significant (Draft EIR, pages 4.10-15 to 4.10-26, Final EIR, page 3-42, Additional Analysis for changes to Draft General Plan, page 17, Addendum to Final EIR, page 2-21).

b. Facts in Support of Finding

The proposed General Plan does not physically divide existing communities. Policies prohibit new neighborhoods from fronting on arterial streets, and the plan has been revised through public review to avoid placing new major streets through existing neighborhoods. New growth area land uses are placed on lands that do not contain existing neighborhoods. Land use policies LU-P1.5, LU-P2.2, and LU-P11.2, provide for neighborhood planning to ensure compatible design with existing neighborhoods. ECAS measures LU-2, LU-3, and LU-4 ensure neighborhood design to provide connectivity between and within neighborhoods. The proposed General Plan and ECAS will not conflict with adopted plans, policies and regulations, including the Sustainable Communities Strategy (SCS), Solano County General Plan, the *Nut Tree Airport or Travis Air Force Base Land Use Compatibility Plans*, the Solano HCP, and the SID master water agreement (DRAFT EIR, pages 4.10-20 – 26). With regard to the SID master water agreement, although proposed land use designations allow development beyond the current Urban Service Area boundary identified in the agreement, policy LU-P2.8 and action LU-A17.2 provide for coordination and implementation processes to follow the standards in the master water agreement with SID for finalizing changes to relevant service area boundaries. The proposed General Plan and ECAS are consistent with the ABAG SCS plan as follows: Policies and actions under Transportation Element Goals TR-7 through TR-11 promote improvement of opportunities to walk, bike or take transit. Policy TR-P7.1 directs the City to implement a Complete Streets Policy. Policies TR-P7.2 – P7.8 require the development of a balanced transportation system that meets the needs of all users. Actions TR-A7.1 – A7.7 address the need to update City regulations and standards to implement a balanced transportation system and to coordinate transportation planning with other agencies affected by development in the City. Proposed General Plan Policies TR-P8.1 – P8.10 direct the City to expand and enhance the bikeway system. Proposed General Plan Actions TR-A8.1 – A8.5 direct the City to develop a Citywide Bikeway Master Plan and to incorporate bicycle transportation considerations into development planning. Proposed policies and actions TR-P9.1 – P9.3 and TR-A9.1 – A9.2 address provision of pedestrian access throughout the City and

implementation of pedestrian improvements to enhance the existing pedestrian network. Proposed policies under Goals TR-10 and TR-11 direct the City to plan for reduction of traffic impacts through improvement to the public transit system, including cooperation with transit agencies, encouragement of alternative transportation to limit vehicle use, and improvements to increase the efficiency and viability of the public transit system (Policies TR-P10.1 – P10.4 and TR-P11.1 – P11.7). Proposed ECAS measures LU-1, LU-4, LU-8, and LU-9 encourage or require incorporation of pedestrian and bicycle facilities in land use planning and support infill in downtown at the densities supported by the proposed General Plan. Land Use Goal LU-20 and associated policies and actions support the development of Priority Development Areas (PDA's), consistent with the Sustainable Communities Strategy. These policies and actions direct the City to pursue infrastructure funding and to support the development of housing options in proximity to transit, jobs, shopping, and services within these PDA's and to amend City land use regulations to accommodate development standards that implement the PDA land uses (Policies LU-P20.1 – 20.3 and Actions LU-A20.1 – 20.3). The ECAS incorporates numerous measures to reduce GHG emissions, also consistent with the SCS. Proposed ECAS land use measures LU-1 – LU-10 and transportation measures TR-1 – TR-27 all support the preferred land use scenario in the SCS by providing measures that are directed at reducing GHG emissions in Vacaville (Draft EIR, pages 4.10-1 & 2, and pages 4.10-20 & 21). These proposed ECAS measures include measures LU-1, LU-4, LU-5, LU-8, and LU-9 which require and encourage land use patterns and design standards that reduce GHG emissions, and measures TR-4, TR-5, TR-7, TR-10, TR-13, TR-14, TR-18, and TR-19 which require and encourage vehicle trip reduction measures, bike and pedestrian facilities, alternative fuel facilities, and coordination with transit providers. The proposed ECAS Transportation and Land Use measures are estimated to reduce GHG emissions in Vacaville by a total of 53,682 metric tons of carbon dioxide equivalent (ECAS, page 5-7 and Table 5-2). The proposed General Plan was revised in response to comments from the Solano County Resource Management Department (Final EIR, pages 5-45 – 5-49), and policies LU-P8.2 – 8.4 direct the City to work with Solano County to ensure land uses in the two jurisdictions are compatible. Conservation and Open Space policy COS-P4.1 establishes the standards for agricultural buffers. Policy LU-P17.10 establishes requirements for buffers between non-residential uses and agriculture adjacent to the Northeast growth area to ensure compatibility between these areas. Policies and actions under Land Use Goal LU-27 ensure that development near Nut Tree Airport and Travis Air Force Base is compatible with these facilities (Policies LU-P27.1-27.7 and Actions LU-A27.1 and 27.2). In addition, on February 5, 2015, the Solano County Airport Land Use Commission found the General Plan to be consistent with the aforementioned airport land use compatibility plans (Resolution No. 15-03). Policy COS-P1.1 supports the preparation of the Solano HCP and action COS-A1.1 directs the City to implement the requirements of the HCP.

Noise

a. Less than Significant Impact

The proposed General Plan and ECAS will result in less than significant impacts related to exposure of persons to or generation of substantial noise from stationary, rail, or traffic sources, to exposure of sensitive receptors to excessive traffic noise from growth under the General Plan, to exposure of sensitive receptors to excessive groundborne vibration or noise, to substantial temporary increase in ambient noise, to exposure to excessive noise from aircraft and from cumulative contribution to the regional noise environment (Draft EIR,

pages 4.11-19 to 4.11-36, Final EIR, pages 3-42 & 43, Additional Analysis for changes to the Draft General Plan, pages 17 & 18).

b. Facts in Support of Finding

Policies and actions in the proposed General Plan reduce or ensure that noise from activities under the General Plan and ECAS will not result in significant impact to the environment, including from stationary sources, including groundborne vibration sources (Policies NOI-P1.1, P1.2, & P1.3, and NOI-P2.5, and NOI-P4.1 and 4.2), from rail sources (Policies NOI-P1.1, P1.2, P1.3 and NOI-P2.5 and P2.7), and traffic noise sources (NOI-P1.1, 1.2, 1.3, and NOI-P2.2, 2.3, and 2.4 and NOI-P3.1 and 3.2). Impacts from aircraft noise are reduced or avoided through land use planning, site planning, and coordination with the Solano County Airport Land Use Commission (Policies NOI-P1.1, 1.2, 1.4, and NOI-P3.4). Action NOI-A3.1 directs the City to update the noise contours for purposes of land use planning, because those noise levels are projected to change. The proposed General Plan and ECASE, including these policies and actions and including the following mitigation measure are determined to result in less than significant noise impacts.

NOI-1:

a. Potentially Significant Impact

Increased traffic from projected development allowed by the proposed General Plan would result in a significant increase in traffic noise levels of more than 5 dBA compared to existing conditions along the following roadway segments (Draft EIR, pages 4.11-30 – 32, Final EIR, page3-42 & 43, and Additional Analysis for changes to the Draft General Plan, pages 17 & 18, Addendum to Final EIR, pages 2-21 & 6-22):

♦ Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road

♦ Leisure Town Road from Alamo Drive to Vanden Road

♦ Ulatis Drive from Nut Tree Road to Leisure Town Road

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the aforementioned roadway segments, potential impacts would be reduced to less than significant.

Mitigation Measures

The project applicant shall ensure that the following roadway segments shall be re-surfaced with a quiet pavement, such as Rubberized Hot Mix Asphalt – Open Graded (RHMA-O):

♦ Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road

♦ Leisure Town Road from Alamo Drive to Vanden Road

♦ Ulatis Drive from Nut Tree Road to Leisure Town Road

Less than Significant (After mitigation)

Population and Housing

a. Less than Significant Impact

Implementation of the proposed General Plan and ECAS will result in less than significant effects related to displacement of substantial numbers of existing housing that would necessitate the construction of replacement housing elsewhere and to displacement of substantial numbers of people necessitating construction of replacement housing including less than significant cumulative impacts on the displacement of housing or people (Draft EIR, pages 4.12-9 & 10, Additional Analysis for changes to Draft General Plan, page 18; Addendum to Final EIR, page 2-21).

b. Facts in Support of Finding

No development projects requiring the removal of substantial numbers of existing housing or movement of people are proposed by the proposed General Plan. The proposed land use plan identifies most new growth on lands that are currently not occupied by residential uses (Draft EIR, page 4.12-9). For the new growth areas, the proposed General Plan designates uses on approximately 2,700 acres of land that contain approximately 30 existing dwelling units, however the proposed plan policies do not require the removal of existing dwelling units (proposed General Plan policies under Goals LU-17, LU-18, & LU-19 establishing policies for new growth areas; Draft EIR, pages 6-1 – 6-3; City Land Use Database). Infill development could result in redevelopment of existing residential areas, however, policies in the proposed General Plan reduce impacts to existing dwelling units, and these policies and actions do not mandate the redevelopment or removal of existing dwelling units. All redevelopment of parcels would be voluntary in nature, and no housing units would be displaced without permission of the property owners (Draft EIR, page 4.12-9). Proposed Policy LU-P1.3 directs the City to preserve the predominant single-family residential character of Vacaville while providing other housing opportunities, and Policy LU-P1.4 directs the City to protect established neighborhoods from incompatible uses. Redevelopment or infill development activities are voluntary under the General Plan and would not likely result in the involuntary displacement of persons nor the displacement of substantial numbers of persons. Policies in the General Plan direct the City to preserve the single family character of the City and to protect established neighborhoods from incompatible uses as noted above (LU- P1.3 and LU-P1.4). Proposed Policy LU-P11.2 ensures that the design of new residential development in established neighborhoods, minimizes disruption to the neighborhood, and is compatible with the design of existing residences. Growth projected under the General Plan is not projected or planned to take place on substantial areas occupied by existing housing thus no substantial displacement of persons or housing units would occur. Implementation of the proposed General Plan would allow an increase in housing units within Vacaville from 33,020 to 42,534 units, an approximately 30 percent increase in the number of dwelling units within the City (Draft EIR, page 4.12-10 and Additional Analysis for changes to the Draft General Plan, page 18).

Public Services and Recreation:

a. Less than Significant Impact

The proposed General Plan and ECAS will result in less than significant impacts to police, fire, library services, schools, and parks and recreation services, including cumulative impacts to these public services (Draft EIR, pages 4.13-3 to 4.13-55; Final EIR, pages 3-43 – 45; Additional Analysis of Changes to Draft General Plan, pages 18 & 19; Addendum to Final EIR, page 2-21).

b. Facts in Support of Finding

The proposed General Plan and ECAS policies and actions (PUB-2.1 – 2.4 and actions PUB-A2.1) support the provision of police services and planning for law enforcement needs. Construction of new public facilities is addressed through policies PUB-P5.2 & 5.3 to mitigate impacts from construction of new public facilities. Policies and actions provide for fire protection services and facilities (PUB-1.1 – 1.6 and Actions PUB-A1.1) that mitigate impacts to fire services and plan for fire protection needs. The proposed General Plan land use plan has been designed to provide school sites for future school needs in consultation with affected school districts. Payment of school fees under provisions of the Government Code (section 65996) is deemed to fully mitigate the impacts of new development on school facilities. Policies and actions (PUB-P6.1 – 6.3) ensure adequate services and facilities for library services. Policies PUB-P5.2 and 5.3 mitigate land use and aesthetic effects from the construction of new public buildings by ensuring that they complement their surroundings. Parks and recreation services and needs are provided through Park & Recreation policies and actions, PR-P1.1, 2.3, 2.4, and 2.6 which ensure provision of parkland to meet park goals for the City and to ensure that new facilities minimize environmental effects on surrounding areas (PR-P3.2, 3.3, and 4.4). Policy PR-P4.1 and 4.3 additionally provide for operational standards to ensure park facilities are operated in a manner that minimizes environmental effects and retains value in the park system.

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Traffic and Transportation

a. Less than Significant Impact / Potentially Significant Impact Reduced to Less than Significant Impact

Implementation of the General Plan and ECAS will result in less than significant impacts and potentially significant impacts that can be reduced to a less than significant level for intersections, roadway segments, freeways segments and ramps, air traffic, hazards and emergency access, including cumulative level impacts as detailed more fully below (DRAFT EIR, pages 4.14-40 through 4.14-76, Final EIR, pages 3-46 – 50, Additional Analysis for changes to Draft General Plan memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, Table 2-1).

b. Facts in Support of Findings

Information related to each impact that is reduced to a less than significant level is detailed below under discussions for each specific impact location.

TRAF-1:

a. Significant Impact

The Alamo Drive at the Marshall Road (4) intersection would degrade to below LOS mid-D during both peak hours.

b. Facts in Support of Finding

After implementation of the recommended mitigation measures, potential impacts would be reduced to less than significant, because these improvements would improve the operations to mid-D with average delays of 42.3 seconds in the AM peak hour and 44.7 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measures:

- Southbound approach: Convert the southbound through-right shared lane to a right-turn lane and convert the left-turn lane to a left-through shared lane, in order to provide a left-through shared lane and an exclusive right-turn lane.
- Modify the traffic signal phasing to provide split phase operation on the northbound and southbound approaches.

Less than Significant (After Mitigation).

TRAF-2:

a. Significant Impact

The Alamo Drive at Merchant Street intersection (5) would degrade to LOS D in the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure on the westbound portion of the Alamo/Merchant intersection, potential impacts would be reduced to less than significant because this improvement would result in LOS C during both peak hours with average delays of 27.8 seconds in the AM peak hour and 28.7 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Westbound approach: Convert the westbound outer through lane to a through-right shared lane to provide a through lane, a through-right shared lane, a right-turn lane, and two left-turn lanes.

Less than Significant (After mitigation)

TRAF-7:

a. Significant Impact

The Leisure Town Road at Orange Drive intersection (39) would degrade to LOS D during both AM and PM peak hours.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the southbound and westbound portions of the Leisure Town/Orange intersection, potential impacts would be reduced to less than significant because these improvements would provide LOS mid-D or better operations with average delays of 27.2 seconds in the AM peak hour and 43.1 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Southbound approach: Add a southbound left-turn lane to provide two left-turn lanes, two through lanes, and a right-turn lane; and prohibit the southbound U-turn movement.

♦ Westbound approach: Modify the traffic signal to provide overlap right-turn phasing for the westbound right-turn movement.

Less than Significant (After mitigation)

TRAF-8:

a. Significant Impact

The Monte Vista Avenue at Allison Drive intersection (57) would degrade to LOS F during the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the northbound and westbound portions of the Monte Vista/Allison intersection, potential impacts would be reduced to less than significant because these improvements would provide LOS C operations with average delays of 23.3 seconds in the AM peak hour and LOS D with an average delay of 41.5 seconds in the PM peak hour.

Mitigation Measure

The City of Vacaville shall implement the following measures:

♦ Northbound approach: Convert a northbound through lane to a right-turn lane to provide two left-turn lanes, one through lane, and two right-turn lanes; and modify the traffic signal phasing to provide overlap northbound right-turn movement.

♦ Westbound approach: Prohibit westbound U-turn movements; convert a westbound through lane to a left-turn lane to provide two left-turn lanes, one shared through-right turn lane.

Less than Significant (After mitigation)

TRAF-9:

a. Significant Impact

The Nut Tree Road at Elmira Road intersection (67) would degrade to below LOS mid-D during both AM and PM peak hours.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure on the southbound portion of the Nut Tree/Elmira intersection, potential impacts would be reduced to less than significant because this improvement would provide LOS mid-D or better operations with average delays of 42.8 seconds in the AM peak hour and 39.0 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Southbound approach: Convert a southbound through lane to a left-turn lane to provide two left-turn lanes, one through lane, and one through-right shared lane.

Less than Significant (After mitigation)

TRAF-10:

a. Significant Impact

The Orange Drive at Nut Tree Road intersection (76) would degrade to LOS F in the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the northbound, southbound, and westbound portions of the Orange/Nut Tree intersection, potential impacts would be reduced to less than significant because implementation of these improvements would provide LOS C operations with average delays of 23.9 seconds in the AM peak hour and LOS D operations with an average delay of 44.2 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Northbound approach: Add a northbound right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing.

♦ Southbound approach: Add a southbound right-turn lane and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing.

♦ Westbound approach: Convert a westbound through lane to a left-turn lane to provide three left-turn lanes, two through lanes, and one right-turn lane.

Less than Significant (After mitigation)

TRAF-12:

a. Significant Impact

The Peabody Road at CSF intersection (81) would degrade to LOS F in the AM peak hour.

b. Facts in Support of Findings

The mitigation measures of adding a southbound right-turn lane and converting the through-right shared lane to a through lane, along with adding a corresponding receiving lane on the south leg of the intersection will prevent the Peabody/CSF intersection from downgrading to LOS F in the AM peak hour because implementation of these improvements would provide LOS B operations with average delays of 11.0 and 14.6 seconds in the AM and PM peak hours, respectively.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Southbound approach: Add a southbound right-turn lane and convert the through-right shared lane to a through lane to provide a left-turn lane, a through-left shared lane, and a right-turn lane.

♦ South leg: Add a corresponding receiving lane on the south leg of the intersection.

Less than Significant (After mitigation)

TRAF-14:

a. Significant Impact

The Peabody Road at Foxboro Parkway intersection (83) would degrade to below LOS mid-D during the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on northbound portion of the Peabody/Foxboro intersection, potential impacts would be reduced to less than significant because implementation of this improvement would provide LOS B with an average delay of 18.1 seconds in the AM Peak hour and LOS C with an average delay of 26.4 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide two through lanes and a right-turn lane.

Less than Significant (After mitigation)

TRAF-15:

a. Significant Impact

The Peabody Road at Hume Way intersection (84) would degrade to LOS D during the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the eastbound and northbound portion of the Peabody/Hume intersection, potential impacts would be reduced to less than significant because these improvements would provide LOS C operations with average delays of 29.0 seconds in the AM peak hour and LOS mid-D with an average delay of 44.9 seconds in the PM peak hour.

Mitigation Measure

The City of Vacaville shall implement the following measures:

♦ Eastbound approach: Convert the westbound through lane to a left-through shared lane to provide a left-turn lane, a left-through shared lane, and a right-turn lane; and modify the traffic signal to provide overlap right-turn phasing.

♦ Northbound approach: Prohibit northbound U-turn movement.

Less than Significant (After mitigation)

TRAF-16:

a. Significant Impact

The Vaca Valley Road at Crescent Drive intersection (92) would degrade to LOS F during the AM peak hour and LOS E during the PM peak hour.

c. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the southbound portion of the Vaca Valley/Crescent intersection, potential impacts would be reduced to less than significant because implementation of this improvement would provide LOS mid-D operations with an average delay of 43.2 seconds in the AM peak hour and LOS C with an average delay of 34.5 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Southbound approach: Convert the through-right shared lane to a left-through-right shared lane to provide a left-turn lane and a left-through-right shared lane; modify the traffic signal to provide split phase operation on the north-south approaches.

Less than Significant (After mitigation)

TRAF-17:

a. Significant Impact

The Vaca Valley Road at East Akerly Drive intersection (93) would degrade to LOS F during both AM and PM peak hours.

b. Facts in Support of Finding

After the implementation of the recommended mitigation measures on the northbound and westbound portions of the Vaca Valley/East Akerly intersection, potential impacts would be reduced to less than significant because these improvements would provide LOS C operations with average delays of 23.2 seconds in the AM peak hour and 26.1 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Northbound approach: Convert the northbound through lane to a through-right shared lane to provide a left-turn lane, a through-right shared lane, and a right-turn lane; modify the traffic signal to pro-vide split phase operations on the north-south approaches.

♦ Westbound approach: Convert the westbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.

Less than Significant (After mitigation)

TRAF-18:

a. Significant Impact

The Vaca Valley Road at New Horizons Way intersection (98) would degrade to LOS F during the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures, the eastbound and northbound portions of the Vaca Valley/New Horizons intersection potential impacts would be reduced to less than significant because implementation of these improvements would provide LOS C operations with average delays of 22.0 seconds in the AM peak hour and LOS D with an average delay of 42.1 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through lane, and a through-right shared lane.

♦ Northbound approach: Convert the northbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.

Less than Significant (After mitigation)

TRAF-19:

a. Significant Impact

The Leisure Town Road at Midway Road intersection (38) would degrade to LOS E during the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because implementation of this improvement would provide LOS A with an average delay of 8.6 seconds in the AM peak hour and LOS B with an average delay of 10.4 seconds in the PM peak hour.

Mitigation Measure

The City of Vacaville shall implement the following measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

Less than Significant (After mitigation)

TRAF-20:

a. Significant Impact

The unsignalized Monte Vista Avenue at Airport Road intersection (56) would degrade to LOS F in the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because this improvement would provide LOS A with an average delay of 8.6 seconds in the AM peak hour and LOS B with an average delay of 10.7 seconds in the PM peak hour.

Mitigation Measure

The City of Vacaville shall implement the following measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour.

Less than Significant (After mitigation)

TRAF-24:

a. Significant Impact

The Leisure Town Road at Marshall Road intersection (37) would degrade to LOS F during both AM and PM peak hours.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because implementation of this improvement would provide LOS C with average delays of 25.7 seconds and 30.0 seconds in the AM and PM peak hours, respectively.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

Less than Significant (After mitigation)

TRAF-25:

a. Significant Impact

The unsignalized Leisure Town Road at North-South Arterial intersection (43) would degrade to LOS E with an average delay of 49 seconds on the worst minor street approach during the PM peak hour, while the overall intersection would operate at LOS A.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because this improvement would provide LOS C operations with an average delay of 19 seconds on the worst minor street approach.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Provide a storage pocket on the south leg to allow a two-stage, east-bound, left-turning movement.

Less than Significant (After mitigation)

TRAF-28:

a. Significant Impact

The unsignalized Nut Tree Road at Burton Drive intersection (66) would degrade to LOS F during the PM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because implementation of this improvement would provide LOS A with an average delay of 8.5 seconds in the AM peak hour and LOS B with an average delay of 15.8 seconds in the PM peak hour.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

Less than Significant (After mitigation)

TRAF-29:

a. Significant Impact

The un-signalized Vaca Valley Road at Allison Drive intersection (90) would degrade to LOS F on the worst minor street approach during the AM peak hour.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because this improvement would provide LOS B with average delays of 11.6 seconds in the AM peak hour and 13.2 seconds in the PM peak hour.

Mitigation Measures:

The City of Vacaville shall implement the following measure:

♦ Install stop signs on the eastbound and westbound approaches to provide all-way stop control at the intersection.

Less than Significant (After mitigation)

TRAF-30:

a. Significant Impact

The Monte Vista Avenue at Depot Road intersection (61) would degrade to LOS E during the PM peak hour. This intersection is located within the Downtown Urban High Density Residential Overlay District.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measures on the northbound and westbound portions of the Monte Vista/Depot intersection, potential impacts would be reduced to less than significant because implementation of these improvements would provide LOS C with an average delay of 28.8 seconds in the AM peak hour and LOS D with an average delay of 54.0 seconds in the PM peak hour.

Mitigation Measures:

The City of Vacaville shall implement the following measures:

♦ Northbound approach: Modify the traffic signal to allow an over-lapping right-turn movement.

♦ Westbound approach: Prohibit westbound U-turn movements.

Less than Significant (After mitigation)

TRAF-38

a. Significant Impact

The proposed General Plan would allow development in areas not currently served by public transit at equal service levels to the rest of the Local Tax Base Area. This would be in conflict with the accessibility and geographic coverage goals of the Vacaville City Coach Short Range Transit Plan.

b. Facts in Support of Findings

After the implementation of the recommended mitigation measure, potential impacts would be reduced to less than significant because implementation of the policies and implementing actions in the proposed General Plan, in particular Policies TR-P7.3 and TR-P7.4 and Action TR-A7.3 would establish policies and procedures to evaluate transit demand generated by new development and means to provide for transit demand beyond what can be expected from other established funding sources. New or extended transit service must comply with the established 20 percent fare box recovery mandate.

Mitigation Measure

Policies TR-P7.3 and TR-P7.4 and Action TR-A7.3, while not being assigned mitigation measure numbers, would establish policies and procedures to evaluate transit demand generated by new development and means to provide for transit demand beyond what can be expected from other established funding sources. New or extended transit service must comply with the established 20 percent fare-box recovery mandate.

Less than Significant (After mitigation)

TRAF – Impacts of Implementation of the Energy & Conservation Action Strategy (ECAS)

a. Less than Significant Impact

The proposed ECAS contains implementation measures that would facilitate roadway circulation in the City and would reduce the number of vehicle trips and travel distance of these trips, thereby helping alleviate traffic congestion on City roadways. (Draft EIR, pages 4.14-67 & 68, Final EIR, page 3-49, Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 3-4 – 3-16).

b. Facts in Support of Finding

The ECAS, and the proposed revisions to the draft General Plan as directed by the City Council, reduce the projected vehicle miles travelled under the draft General Plan resulting in conditions that will reduce the number of vehicle trips and travel distance of the trips occurring thereby helping to reduce traffic congestion on city roadways. The ECAS documents that the proposed measures will meet the goals and targets of State law requiring the reduction in emissions (ECAS, Chapter 5, Community Wide Measures, Implementation, & Monitoring and Chapter 6, Municipal Measures, Implementation & Monitoring). These measures are analyzed and determined to achieve the GHG emissions reduction target of 21.7% from 2020 Business as Usual emissions. Chapter 7 of the ECAS identifies the implementation and monitoring plan for the ECAS that will achieve the reduction target identified in the Plan. The proposed General Plan is consistent with the ECAS and incorporates Conservation and Open Space Goal COS-9, including policies and actions to achieve the target reduction in GHG emissions. Policies COS-P9.1 – 9.8 call for maintaining the ECAS, promoting land use patterns that will reduce vehicle trips, supporting a jobs/housing balance, encouraging higher density and mixed-use development near supportive commercial uses and transit corridors. These policies promote a land use mix to provide employee support services, provide locations for employment uses that encourage bike and pedestrian transportation, promote coordination with the Solano Transit Authority, and promote green building practices. Actions COS-A9.1 through 9.3 will result in monitoring of the ECAS and its effectiveness and call for updates to the ECAS to ensure that the City stays on track to achieve the target reduction. These actions also support use of alternative fuels, and low emissions infrastructure throughout the City.

Less than Significant (with incorporation of the policies and actions in the General Plan & ECAS)

TRAF – Conflicts with Applicable Congestion Management Programs

a. Less than Significant Impact

The proposed General Plan and ECAS will produce traffic that affects roadway and freeway segments in the City (except for freeway segments identified in Section B., TRAF – 35 & 36, for certain freeway segments with significant impacts). The study roadway segments on the CMP system would operate within acceptable standards as set by the CMP as well as freeway segments other than those identified above

(Draft EIR, pages 4.14-69 – 71; Final EIR, pages 3-49 & 3-50; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, Table 2-1).

b. Facts in Support of Finding

The General Plan and ECAS will result in acceptable operation of roadway segments included on the CMP, as documented in Draft EIR, Table 4.14-11. While not assigned mitigation measure numbers, General Plan and ECAS policies and actions contribute to avoidance of impacts to roadway segments. These policies and actions are designed to reduce vehicle miles travelled, to provide complementary land uses that reduce the need for vehicle travel, and to provide for alternative methods of transportation. Chapter 7 of the ECAS identifies the implementation and monitoring plan for the ECAS that will achieve the reduction target identified in the Plan. The proposed General Plan is consistent with the ECAS and incorporates Conservation and Open Space Goal COS-9, including policies and actions to achieve the target reduction in GHG emissions. Policies COS-P9.1 – 9.8 call for maintaining the ECAS, promoting land use patterns that will reduce vehicle trips, and supporting a jobs/housing balance. These policies and actions also encourage higher density and mixed-use development near supportive commercial uses and transit corridors, encourage land use mixes that would provide employee support services near employment centers, location of employment uses that encourage bike and pedestrian transportation, and coordination with the Solano Transit Authority. All of these measures will help reduce vehicle use and support less than significant impacts to roadway segments. Actions COS-A9.1 through 9.3 will result in monitoring of the ECAS and its effectiveness and call for updates to the ECAS to ensure that the City stays on track to achieve the target GHG emission reduction. These actions will also support use of alternative fuels and development of low emissions infrastructure throughout the City.

Less than Significant Impact (with incorporation of policies and action of the General Plan and ECAS)

TRAF- Result in a change in Air Traffic Patterns

a. Less than Significant Impact

The proposed General Plan and ECAS are consistent with the relevant land use compatibility plans for both Nut Tree Airport and Travis Air Force Base. The proposed project will result in less than significant impacts to air traffic patterns (Draft EIR, pages 4.14-72, 4.10-23 – 25; Final EIR, Table 2-1; Additional Analysis for changes to Draft General Plan, page 17 and 19-23; Addendum to Final EIR, Table 2-1)

b. Facts in Support of Finding

On February 5, 2015, the Solano County Airport Land Use Commission (ALUC) determined that the proposed plan and ECAS are consistent with the airport land use compatibility plans for each airport (ALUC Resolution No. 2015-03). The proposed General Plan land use designations near Nut Tree Airport reflect existing or approved development that would be the same as or similar to development that already exists in compatibility with airport operations. The General Plan includes

policies to maintain safe living and working conditions around the airports. These measures are not given mitigation measure numbers but are incorporated into the proposed plan. Policy LU-P25.2 limits residential development in areas impacted by potential hazards from Nut Tree Airport. Policy LU-P25.5 directs the City to continue to refer development projects to the Airport Land Use Commission. These policies prevent inappropriate development that could affect air traffic patterns due to the type or height of projects.

Less than Significant Impact (with incorporation of policies and action of the General Plan and ECAS)

TRAF – Substantially Increase Hazards Due to Design and Incompatible Uses

a. Less than Significant Impact

The proposed General Plan and ECAS will result in less than significant impacts due to hazards resulting from roadway design or incompatible uses, and additionally the ECAS will result in less than significant impacts to provision of adequate emergency access in the City (Draft EIR, pages 4.14-72 & 73 & 74; Final EIR, pages 3-49 & 50; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, Table 2-1).

b. Facts in Support of Finding

The proposed General Plan and ECAS contain policies and actions that would reduce potential hazards due to roadway design or use. These measures are not assigned mitigation measure numbers and are incorporated as part of the proposed project. The plan requires all roads to comply with City design standards and requires the design of street networks to meet levels of service and to avoid traffic diversion into or through existing neighborhoods (Policy TR-P5.1 and Actions TR-A5.3 & A5.4). The General Plan establishes a network of truck routes to avoid incompatible traffic impacts (see Proposed General Plan, Figure TR-3, and page TR-9, and proposed Policies and Actions TR-P12.1 and TR-A12.1 & A12.2). Uses that generate higher levels of traffic are required to be located on appropriately designed and designated streets. Proposed General Plan policies TR-P4.1, TR-P4.2, TR-P4.3 ensure mitigation of traffic impacts from new development, and policy TR-P5.2 directs the City to locate high traffic generating uses with access to arterial streets. The proposed ECAS policies LU-2, LU-4 also direct the City to incorporate design standards into residential and non-residential projects to require adequate pedestrian and bicycle facilities in new development. Policy TR-P6.5 directs the City to provide support, through City actions and/or roadway improvements, to Solano County in implementing traffic calming measures that reduce through-traffic in unincorporated neighborhoods near Interstate 80, including the Locke-Paddon Colony. Proposed ECAS measures TR-1, TR-6, TR-10, TR-12, TR-21, and TR-22 address the preparation of pedestrian and bicycle master plans by the City to provide for these transportation modes. These plans will include appropriate safety design standards that promote the full development of and the increased use of the bikeway and pedestrian networks in a manner that will meet City design standards. The measures will also promote the coordination of these plans with school districts and transportation planning agencies to ensure that these facilities meet the needs of all

segments of the community. (Policies TR-P5.1, P5.2, P5.5, P6.1, P6.2, P12.1, and ECAS Measures LU-2, LU-4, and TR-1, TR-6, TR-10, TR-12, TR-21, TR-22).

Less than Significant Impact (with incorporation of General Plan & ECAS policies and actions)

Utilities and Service Systems

a. Less than Significant Impact

Implementation of the proposed General Plan and ECAS would have less than significant project-related and cumulative impacts to water supply and service systems, wastewater systems, storm-water systems, solid waste, and energy consumption (Draft EIR, pages 4.15-15 to 54, Final EIR, page 3-50, Additional Analysis for changes to Draft General Plan, page 23, Addendum to Final EIR, page 2-28).

b. Facts in Support of Finding

Implementation of the proposed General Plan and ECAS results in less than significant impacts and includes the incorporation of policies and actions that, although not assigned mitigation measure numbers, will reduce the impacts of the project.

- Impacts of new and expanded water supply facilities are addressed in Policies for Land Use (LU-P6.2) and Public Services (PUB-P12.5) to address the need to reserve adequate sites for water facilities and to ensure facility designs that maintain compatibility with adjacent uses. Conservation and Open Space Goal COS-13, policies and actions COS-P13.1 – 13.7 and COS-A13.1 – 13.3, and ECAS measures promote water conservation and long term, and sustainable water supply planning. The City's Urban Water Master Plan (UWMP) demonstrates that the City has an adequate supply of water for both the near term and cumulative conditions. Wastewater treatment plant improvements ensure that the City meets all applicable requirements of the RWQCB. Water supply entitlements are determined to be adequate to meet projected demand based on the proposed General Plan (DRAFT EIR, page 4.15-21 7 22). The proposed General Plan and ECAS will have less than significant project and cumulative impacts to water supply facilities and water supply and availability.

- The proposed General Plan and ECAS will have less than significant impacts to wastewater treatment requirements and capacity, to the need for new treatment plant capacity, and to the ability of the City to provide wastewater treatment capacity. Treatment plant improvements are currently under construction to provide full compliance with other long-term requirements for the City's permit to operate the plant. Policies PUB-P13.1 and P13.4 direct the City to plan, construct, and maintain treatment facilities to provide the level of treatment that meets State requirements, including planning for any needed expansion of capacity. Policies Land Use LU-P6.2, Public Services PUB-P13.4, and PUB-P15.1 call for expansion planning to avoid burdening existing areas of the city, to ensure compliance with all state discharge requirements, and to design facilities to be compatible with adjacent uses. Policies PUB-P13.4, 14.1, 14.2, 14.4, and actions PUB-A13.1, 14.1, 14.2 ensure

sufficient wastewater treatment capacity for projected demand thus resulting in less than significant project and cumulative impacts from implementation of the proposed General Plan and ECAS.

- The proposed General Plan and ECAS will result in less than significant impacts related to need for new or expanded storm-water drainage facilities at both the project and cumulative impact level. The City's Storm Drain Master Plan (SDMP) provides the long term plan for storm drain facilities planning to ensure that the City provides adequate storm drainage protection. The proposed General Plan Safety Element policies (SAF-P2.2, P3.1, P3.3,) and actions SAF-A3.2 ensure the evaluation, development standards, and actions that reduce and manage storm water flows. The proposed ECAS contains measures to reduce runoff and conserve water. As a result of these measures the project and cumulative impacts to storm drainage are less than significant.

- The solid waste needs projected from the proposed General Plan are within the capacity of the landfill that handles the City waste (Draft EIR, page 4.15-50). The ECAS includes measures to reduce solid waste and increase recycling and thus would reduce the City's contribution to solid waste facilities (Measures SW-1A – E). The City currently produces solid waste at a rate below the level set by the State (Draft EIR, 4.15-50). The proposed General Plan includes Public Services Goal PUB-9 to reduce per capita solid waste and increase recycling. The proposed General Plan incorporates policies PUB-P9.1 – 9.10 to ensure the reduction of solid waste and includes actions PUB-A9.1 & 9.2 to amend codes to accomplish waste diversion. Existing waste diversion rates and long term capacity of the landfill ensure less than significant project and cumulative impacts to solid waste.

- Energy consumption impacts for both construction and operations and for cumulative effects are less than significant. The City complies with and enforces the State Building Code. General Plan policy COS-P11.1 requires new commercial and residential buildings to exceed the State's Title 24 requirements for HVAC, lighting and insulation. Additional mitigation measures AIR-1a, 1b, and 1c (Addendum to Final EIR, page 3-4) will also contribute to energy conservation in the City. In addition, the proposed General Plan encourages energy conservation through policies and actions to encourage solar panels, solar water heaters, solar pool heating, new project design to promote energy efficiency, and support for renewable energy production facilities (COS-P10.1 – 10.4; COS-P11.1 – 11.3). These policies, actions, and measures result in a less than significant project energy consumption impact. These policies, actions, and measures in combination with measures required to be implemented by other agencies & jurisdictions result in a less than significant cumulative energy consumption impact.

  Less than Significant Impact (with incorporation of policies and action of the proposed General Plan and ECAS)

B. Significant Impacts that Cannot be Avoided

Finding: The City finds that, where feasible, the changes or alterations that have been required or incorporated into the proposed project will reduce the significant environmental impacts identified in the Final EIR, which are listed below, but not to a less-than-significant level. That is because specific economic, legal, social, technological, or other

considerations render the mitigation measures analyzed infeasible of reducing the impacts to a less-than-significant level. This finding is supported by substantial evidence in the record of this proceeding. Unless otherwise noted, the City of Vacaville hereby finds the following mitigation measures infeasible or ineffective, and therefore finds the following impacts significant and unavoidable.

Aesthetics

AES-1:

a. Significant Impact

The visual character in undeveloped portions of Vacaville would be substantially altered (Draft EIR, pages 4.1-10 & 11; Final EIR, pages 3-2 – 3-6; Additional Analysis for changes to Draft General Plan, page 14; Addendum to Final EIR, Table 2-1,).

b. Facts in Support of Finding

The development areas specified in the proposed General Plan will alter the visual character of currently undeveloped lands. To some people this change in visual character would be considered deterioration in the environment and to others this change would be an improvement in the environment. The proposed General Plan includes goals, policies, and actions to mitigate impacts to visual character, to protect scenic views and to promote compatible design for new urbanized areas that are constructed adjacent to existing development. Land Use policies LU-P1.1 and 1.2, Land Use Goal LU-22, Land Use Action LU-A17.3, Conservation and Open Space policies COS-P3.1, P3.3, P3.4, P4.1, P8.1 & P8.2, and Safety policy SAF-P1.2 direct development to protect view corridors, open lands and hillsides, to integrate creeks and riparian areas in to development projects, to maintain a visual break between the City and adjacent communities, to create and maintain agricultural buffers to prevent urban growth beyond the UGB, and to adopt regulations to maintain aesthetically enhanced views along the freeway corridors through the City. These policies and actions provide aesthetic mitigation for impacts to views and visual character by protecting open spaces, by setting development or design standards to protect views of hillside areas and other natural environments, and by protecting views of rural areas surrounding the City and views from the freeways that extend through the City. In addition, as described in Section II above, the City revised the final proposed General Plan diagram and policies in response to concerns about the level of growth proposed for undeveloped areas. These revisions added growth policies for new growth areas, establishing additional design considerations, timing triggers for the consideration of new development greater than an amount projected currently under the analysis in the EIR, and other comprehensive planning standards. These revisions will preserve the visual character of the City while still meeting the objectives of the proposed General Plan for growth and development in the city (New/Revised policies and actions for East of Leisure Town Road Growth Area LU-P17.1 – P17.11 and Actions LU-A17.1 & A17.2; New/Revised Policies and Actions for the Northeast Growth Area LU-P18.1 – P18.8 and Action A18.1; New Policies/Actions for comprehensive planning of both new growth areas LU-P19.1 – P19.5 and actions LU-A19.1 – A19.3). However, there are no mitigation measures for urbanization to incorporate that would avoid the resulting change to the visual character of an area. Any urbanization of currently undeveloped lands will change

the visual environment of those lands and is considered to be a significant impact under this EIR. The only effective method to avoid substantial change to the visual character of the undeveloped portions of Vacaville would be to avoid any urban development in those locations. Such an approach would be inconsistent with the Project Objectives identified in Section 3.D. of the Draft EIR (pages 3-10 & 3-11), would be inconsistent with the findings of the City's economic development review of the General Plan Update and resulting policies and actions designed to meet the City's economic development goals, and would be infeasible. Alternatives to the project are analyzed in the EIR and are rejected as set forth in Section IV. The visual changes due to the future development of these areas are considered significant and unavoidable.

Mitigation Measure

There are no available mitigation measures to allow the proposed General Plan and ECAS to avoid this impact, and the impact would be significant and unavoidable.

Significant and Unavoidable Impact (no mitigation available)

Agriculture and Forestry Resources

AG-1:

a. Significant Impact

Although the proposed General Plan includes policies and actions that would reduce and offset the conversion of farmland, the General Plan designates approximately 2,640 acres of farmlands of concern under CEQA for non-agricultural uses (Draft EIR, pages 4.2-16 – 4.2-18; Final EIR, pages 3-8 to 3-10; Additional Analysis for changes to Draft General Plan, page 14; Addendum to Final EIR, Table 2-1 and pages 3-1 – 3-3).

b. Facts in Support of Findings

Policies within the Land Use Element and the Conservation/Open Space Element have been incorporated into the General Plan to avoid or substantially lessen the significant environmental effect of converting agricultural land to non-agricultural uses. The California Department of Conservation has identified four categories of farmland, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as being considered valuable and any conversion of land within these categories is considered an adverse impact. While local jurisdictions may identify other categories of farmland, such farmland would not be protected under the Farmland Mapping & Monitoring Program (FMMP) standards. Since grazing land has not been identified as important by the Department of Conservation, the City of Vacaville, in its role as Lead Agency has determined that impacts to grazing land are not significant and do not require mitigation. The General Plan establishes the Urban Growth Boundary to provide a limit to urban development. The General Plan contains policy LU-P8.1 requiring the City to work with the County to ensure that lands outside the UGB remain in agricultural or open space use. Policy LU-P2.4 requires development on any farmlands of concern within the UGB to purchase conservation easements to permanently protect an equivalent

amount of agricultural lands to offset the conversion of these agricultural lands to urban use.

The General Plan also incorporates policies and actions to provide buffers between lands designated agriculture and those designated for non-agricultural uses (Policies COS-P4.1; 4.2; and 4.5 to provide agricultural buffers and to prohibit the conversion of agricultural buffer lands to urban uses). The proposed General Plan includes Policy COS-P4.6 added in the Final EIR to require new development in the Northeast Growth Area to provide agricultural buffers between non-residential development and existing agricultural lands in response to comments on the Draft EIR. Policy COS-P3.1 and Action COS-A3.1 directs the City to maintain a compact urban form and requires the City to develop an Agricultural Preservation Policy and to implement zoning regulations to address the width, location and allowed use in the agricultural buffers. The proposed General Plan also contains actions calling for the protection of the right to farm for agricultural lands. Revisions made to the proposed General Plan in response to comments on the project include a reduction in lands designated for urban development and would reduce the impacts to agricultural lands from urbanization.

Additional measures proposed in comments to the Draft EIR to require relocation of topsoil by the removal of top soil from development lands within the UGB and the placement of that soil on lands beyond the UGB to create new farmland have been considered by the City. These measures would increase other environmental impacts such as air quality through increased diesel truck emissions, construction noise, traffic congestion, increased duration of construction, and construction haul traffic on local roadways from both hauling of soil off-site and replacement of soil at new sites and are found to increase environmental impacts and to be infeasible (Final EIR, page 3-9).

Therefore, the effect of designating agricultural lands for non-agricultural uses remains significant and unavoidable because lands will be converted from agricultural use to non-agricultural use and there is no feasible mitigation to avoid this significant impact.

Mitigation Measures

The proposed General Plan incorporates policies and actions designed to reduce impacts to agricultural lands. Although not assigned mitigation measure numbers, these policies are incorporated into the proposed General Plan and reduce impacts to agricultural resources or farmland areas. Because these farmland areas are located near existing urbanized areas, they may not be viable for agricultural operations due to conflicts with adjacent or nearby urbanized areas. The only way to fully mitigate this impact would be to prohibit any development on farmland of concern, even within the UGB. The UGB identifies where future urban development is appropriate and was adopted as such by the City Council. The UGB places a limit on the extent of future urban growth under the proposed General Plan. As urban development of agricultural lands within the UGB occurs, conservation restrictions will preserve an equivalent amount of viable agricultural lands outside the UGB in perpetuity, thus offsetting this impact. Growth area policies (LU-19) have been incorporated into the proposed General Plan that will reduce impact to agricultural lands by requiring additional analysis of changes to the proposed General Plan to

allow urban land use on lands designated Urban Reserve, and by establishing the development standards for the timing of those conversions. However, under the proposed General Plan, conversion of farmlands of concern will still occur. CEQA does not require that the project be changed in order to avoid an impact, and no additional mitigation is available that would avoid this impact, resulting in a *significant and unavoidable* impact.

Significant and Unavoidable Impact (After mitigation)

AG-2:

a. Significant Impact

The proposed General Plan designates 206 acres of lands with active Williamson Act contracts for non-agricultural uses (Draft EIR, pages 4.2-18 to 20; Final EIR, page 3-10; Additional Analysis for changes to Draft General Plan, page 14; Addendum to Final EIR, Table 2-1 and pages 3-1 – 3-3).

b. Facts in Support of Findings

Policies within the Land Use Element and the Conservation/Open Space Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant environmental effect of converting agricultural land to non-agricultural uses, including land in active Williamson Act contracts. The proposed General Plan establishes the Urban Growth Boundary to provide a limit to urban development and contains policy LU-P8.1 requiring the City to work with the County to ensure that lands outside the UGB remain in agricultural or open space use. Policy LU-P2.4 requires development on any farmlands of concern within the UGB to purchase conservation easements to permanently protect an equivalent amount of agricultural land to offset the conversion of these agricultural lands to urban use.

The City has considered mitigation proposed in public comments suggesting that the City require new Williamson Act contracts to be put in place when existing contracts are cancelled. The length of time that the alternative land would remain in agricultural use would be dependent upon the terms of the Williamson Act contract. These contracts would also be subject to the same cancellation / non-renewal terms as currently exist for Williamson Act properties. Therefore, new Williamson Act contracts would be subject to the same cancellation process as that applying to existing contracts. This measure would not reduce impacts to a greater extent or in a more effective manner than the City's existing policies requiring conservation easements for an equivalent amount of agricultural land to be permanently preserved in agricultural use (Proposed General Plan policies LU-P2.4, LU-P5.1, LU-P5.2). The individual and cumulative loss of agricultural land caused by the proposed project would still occur and the existing policies in the proposed General Plan would conserve an equivalent amount of agricultural land use permanently under conservation easements. Therefore, this additional mitigation measure would not further reduce the proposed project's impacts upon agriculture to below the level of significance. Furthermore, and more importantly, the decision to place land under a Williamson Act contract is one made by individual landowners. The City cannot establish new contracts unilaterally. Therefore, placing alternative privately held lands under Williamson Act contract is considered less effective than existing proposed policies in the proposed General Plan and is determined to be infeasible.

However, even with the policies included in the proposed General Plan and potential mitigation measures discussed in the Draft EIR to mitigate this impact, the impact to agricultural land remains significant and unavoidable because the end result will still involve the conversion of agricultural land to non-agricultural use.

Mitigation Measure

Because these parcels with Williamson Act contracts are located near existing urbanized areas and are within areas planned for non-agricultural use under the City's proposed General Plan, they may not be viable for agricultural operations due to conflicts with adjacent or nearby urbanized areas. Policies and Actions incorporated into the proposed General Plan mitigate the impacts to agricultural lands, as detailed under Impact AG-1 above, and reduce the impacts to agricultural lands, including those covered under Williamson Act contracts. However, as discussed under Draft EIR Chapter 4.2, Section D.1.a, Project Impacts, above, and Final EIR Chapter 3, Revisions to the Draft EIR page 4.2-20, no additional mitigation is available and the project will still result in the conversion of agricultural lands, including those with active Williamson Act contracts, to urban use, thus resulting in a *significant and unavoidable* impact.

Significant and Unavoidable Impact (After mitigation)

AG-3:

a. Significant Impact

Although the policies and actions in the proposed General Plan would reduce and offset regional agricultural impacts, the proposed project would contribute to cumulatively significant agricultural impacts in the region (Draft EIR, page 4.2-24; Final EIR, pages 3-10 & 11; Additional Analysis for changes to Draft General Plan, page 14; Addendum to Final EIR, Table 2-1 and pages 3-1 – 3-3).

b. Facts in Support of Findings

Policies incorporated within the proposed Land Use Element and the Conservation/Open Space Element as discussed above, reduce or substantially lessen the significant environmental effect of converting agricultural land. Additional mitigation measures have been considered under Impact AG-1 and AG-2 but have been rejected as infeasible. However, even with the policies included in the proposed General Plan and potential mitigation measures discussed in the Draft EIR to mitigate this impact, the effect remains significant and unavoidable because the conversion of agricultural land as a result of the proposed General Plan, in combination with other conversion of agricultural lands by other jurisdictions in the region which are outside the control of the City will still occur and will contribute cumulatively to this impact.

Mitigation Measure

The policies and actions in the proposed General Plan would reduce and partially offset regional impacts of loss of agricultural land, but the proposed General Plan will contribute to the cumulative loss of agricultural land in the region. In addition, the

amount of growth foreseen in the region and the decisions of surrounding counties regarding conversion of agricultural land are outside the City of Vacaville's control. Therefore, this impact is *significant and unavoidable.*

Significant and Unavoidable Impact (After mitigation)

Air Quality

AIR-1:

a. Significant Impact

Air pollutant emissions associated with the proposed General Plan would exceed the significance criterion of 80 pounds per day of PM10. This would be a significant project-level and cumulative impact (Draft EIR, pages 4.3-17 through 21; Final EIR, pages 3-12 – 14; Additional Analysis for changes to Draft General Plan, pages 14 & 15; Addendum to Final EIR, pages 3-3 – 3-5).

b. Facts in Support of Findings

Policies and mitigation measures have been incorporated into the proposed General Plan to avoid or substantially lessen the significant environmental effect. Conservation and Open Space Policies COS-P12.3, P12.4, P12.5 address project designs that reduce impacts to air quality including through operational and construction related emissions measures. ECAS land use measures LU-1 - LU-4 and transportation measures TR-1 – TR-9 promote improved pedestrian and bicycle oriented design for projects and improved use of transit and other means of transportation that will produce reductions in vehicle miles travelled and reduce air quality impacts, including from PM10 emissions. However, the effect of these air pollutant emissions remains a significant and unavoidable impact because regional emissions will still occur and changes to the proposed General Plan land use map to reduce the amount of development will not ensure that the number of vehicle miles travelled in the City and region will be reduced in an amount that would lessen the impact to less than significant levels because people would still travel to and from Vacaville to work or shop and existing land use patterns would not change. The ECAS incorporates measures LU-1 – LU-10 and TR-1 – TR-26 designed to reduce automobile travel and will lessen air pollutant emissions, however, not to a level of less than significant.

Mitigation Measures

The policies and actions identified above will reduce air pollutant emissions impact, but are not listed as mitigation measures. Instead, these measures are incorporated into the proposed General Plan and ECAS. Motor vehicle emissions are regulated by the California ARB and the federal EPA. Therefore, the proposed General Plan does not have the authority to reduce PM10 tailpipe emissions. When considering regional emissions, a change to the proposed General Plan land use map to restrict housing growth would not necessarily lead to a reduction in VMT to a level sufficient to avoid this impact, because people would still travel to and from Vacaville to work or shop and existing land use patterns would not change. In addition, the proposed ECAS includes many measures to reduce VMT in Vacaville, which would contribute

to a reduction in PM10 emissions. The following mitigation measures have been added to the project and will further lessen this impact:

Mitigation Measure AIR-1a: The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS measure LU-4 to require that new pedestrian infrastructure incorporate amenities such as street trees to shade sidewalks, lighting, benches, signage, and pedestrian signalization at major transportation points to increase pedestrian convenience, comfort, and safety.

Mitigation Measure AIR-1b: The City of Vacaville shall create a schedule for vehicle purchasing decisions when vehicles turn over to ensure that new passenger vehicles purchased by the City for use in the City fleet are alternative fuel vehicles.

Mitigation Measure AIR-1c: New development in the City of Vacaville shall implement the Tier 1 energy performance standards of the California Green Standards Code (CAL-Green), which are currently voluntary. The Tier 1 energy performance standards specify that new residential buildings must have an energy budget no greater than 85 percent of the current Building and Energy Efficiency Standards of Title 24 (i.e. 15 percent increase in energy efficiency) and non-residential buildings that include indoor lighting and mechanical systems (e.g. heating, ventilation, and air conditions units) must have an energy budget no greater than 90 percent (i.e. 10 percent increase in energy efficiency). The City may allow clean energy offsets, such as energy generated onsite through installation of solar energy, toward this requirement to exceed Title 24.

These measures, and the policies and actions incorporated into the proposed General Plan and ECAS, reduce this impact however the resulting project and cumulative impact remains a *significant and unavoidable* impact.

Significant and Unavoidable Impact (After mitigation)

Biological Resources

BIO-1 (Cumulative Impact):

a. Significant Impact

The proposed General Plan, in combination with the Northeast Fairfield Specific Plan, could preclude retention of an important wildlife corridor (Draft EIR, pages 4.4-67 – 69; Final EIR, page 3-38 & 39; Additional Analysis for changes to Draft General Plan, page 15; Addendum to Final EIR, page 2-18).

b. Facts in Support of Finding

Policies have been incorporated into the proposed General Plan to avoid or substantially lessen the significant environmental effect of wildlife conservation. Policy COS-P1.1 and Action COS-A1.1 direct the City to implement the measures of the Solano Habitat Conservation Plan (HCP). Policy COS-P1.3 was additionally revised in response to public review of the project to direct the City to protect the existing wildlife movement corridors within the designated Vacaville-Fairfield Greenbelt Corridor area as well as establish new wildlife movement corridors to maintain these linkages. This action will reduce the project's contribution to

cumulative impacts; however there are substantial areas beyond the control of the City of Vacaville that will form portions of important wildlife corridors around the City. Since the City does not have control over some areas, the effect of precluding retention of an important wildlife corridor remains significant and unavoidable.

Mitigation Measures

The area designated as Public/Institutional by the proposed General Plan in this wildlife corridor is owned by the Solano Irrigation District (SID), a public entity. While there are no formal plans in place, due to the nature of this agency, future land use would likely include facilities that support SID's water service. Because SID would not be able to use this land for other purposes that would be compatible with the wildlife corridor, no mitigation is available, and the impact is *significant and unavoidable*.

Significant and Unavoidable Impact (no mitigation available)

Greenhouse Gas Emission

GHG-1:

a. Significant Impact

The proposed General Plan and ECAS would conflict with Executive Order B-30-15 to reduce GHG emissions by 40 percent below 1990 levels by 2030 and Executive Order S-03-05's goal to reduce GHG emissions by 80 percent below 1990 levels by 2050 (DRAFT EIR, pages 4.7-26 – 28; Final EIR, page 3-40; Additional Analysis for changes to Draft General Plan, page 16; Addendum to Final EIR, page 3-5 – 3-14).

b. Facts in Support of Finding

Policies have been incorporated into the proposed General Plan and ECAS to avoid or substantially lessen the significant environmental effect to GHG emissions. The proposed ECAS is the City's GHG emissions reduction strategy. In order for a GHG emissions reduction strategy to be considered a qualified plan, it must include the following elements consistent with Section 15183.5 of the CEQA Guidelines:

- A GHG emissions inventory and a 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.
- Strategies for implementation and monitoring.
- Environmental review.

BAAQMD is the only air district in the State that has released guidance on GHG reduction plans. BAAQMD's 2011 Plan Level Guidance document states that qualified GHG emissions reduction strategies should include the following:

- A complete and comprehensive inventory of GHG emissions.
- Transparent calculations and assumptions.
- GHG reductions measures which are mostly mandatory.
- A "margin of safety" to ensure emission reduction goals are met.

- ♦ Measures that address both new and existing development.
- ♦ Clearly-defined implementation and monitoring strategies.

The City's GHG emissions reduction strategy is a qualified plan. The proposed ECAS addresses the residential, commercial, industrial, transportation and land use, waste, agriculture, and water and wastewater treatment sectors over which the City has direct and indirect control. While the proposed ECAS measures would further reduce the 2035 emissions, it is likely that additional measures would be needed to place the City on track to meeting Executive Order B-30-15 and Executive Order S-03-05's 2050 goals. Table 4.7-13 identifies the GHG emissions reductions needed to achieve a post-2020 interim target that corresponds to the planning horizon analyzed. The City would require assistance from additional federal and State programs and regulations to achieve the long-term GHG emissions goal. State action beyond 2020 is uncertain, as there are no adopted State plans to achieve reductions beyond 2020. Therefore, the proposed General Plan and ECAS would conflict with the goals of Executive Order B-30-15 to reduce GHG emissions by 40 percent below 1990 levels by 2030 and Executive Order S-03-05 to reduce GHG emissions by 80 percent below 1990 levels by 2050. Even with the policies included in the proposed project and potential mitigation measures discussed in the Draft EIR and Addendum to Final EIR to mitigate this impact, including the additional mitigation measures from the Addendum to the Final EIR incorporated into the project, listed below, the effect remains significant and unavoidable.

Mitigation Measures

Mitigation Measure GHG-1a: The City of Vacaville shall prepare an update to the Energy and Conservation Action Strategy (ECAS) within 18 months after the California Air Resources Board (CARB) adopts the second Update to the Scoping Plan for the greenhouse gas (GHG) reduction targets which correspond to the interim goal identified in Executive Order B-30-15 for year 2030, or no later than December 1, 2020, whichever is earlier.

The ECAS shall include the following:

- Emission Inventories: The City shall update the community GHG emissions inventories and forecasts that correspond to the goals of Executive Order B-30-15 for GHG sectors that the City has direct or indirect jurisdictional control over. The inventory and forecast shall be updated using methods approved by, or consistent with guidance, from CARB.
- Emission Targets: The City shall identify a GHG emissions reduction target for year 2030 that is consistent with the GHG reduction goals identified in Executive Order S-03-05.

The ECAS shall be updated to include specific measures to achieve the 2030 GHG emissions reduction target. The ECAS shall quantify the approximate GHG reductions of each quantifiable measure or set of measures. Measures listed below, along with others, shall be considered during the update to the ECAS for the City's 2030 target:

- The City shall identify a plan to expand electric and low-emission vehicle charging stations in the city.
- The City shall encourage new development to meet a voluntary 20 percent trip reduction goal.
- The City shall work with the waste management agencies to expand the recycling program for businesses and residents to offer food waste collection services.
- The City's existing land use database shall be expanded to include an inventory of infill sites to promote infill development.
- The City shall explore additional streamlining incentive programs for infill development and sustainable building practices.
- The City shall establish energy efficiency standards for new City buildings similar to, or comparable to, Leadership in Energy and Environmental Design (LEED) Silver standards.

Mitigation Measure GHG-1b: The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS Measure RE-4 to require the City to explore creation of a community choice aggregation program with the County of Solano.

The majority of the reductions needed to reach the 2050 target will likely come from State measures (e.g. additional vehicle emissions standards), but the City does not have authority over such measures. The State has not identified plans to reduce emissions beyond 2020. In addition, as part of the ECAS process, the City considered a wide range of GHG emission reduction measures. Despite inclusion of the mitigation measure, additional statewide reductions are needed to achieve the long-term GHG reduction goals identified in Executive Order B-30-15 and Executive Order S-03-05, and the impact is considered *significant and unavoidable*.

Significant and Unavoidable Impact (after mitigation)

Hydrology and Water Quality

HYDRO-1:

a. Significant Impact

Although the proposed General Plan's policies and actions reduce risks associated with dam or levee failure, they do not eliminate risks to people and property from flooding as a result of the failure of a levee or dam (Draft EIR, pages 4.9-26 – 4.9-30; Final EIR, pages 3-40 – 3-42; Additional Analysis for changes to Draft General Plan, page 16 & 17; Addendum to Final EIR, page 2-20).

b. Facts in Support of Finding

Policies have been incorporated into the proposed project to avoid or substantially lessen this significant environmental effect of flooding. Policies for Safety, SAF-P4.3 and Action SAF-A4.6 direct the City to review proposals in areas subject to risks

from potential dam failure and to support efforts to keep flood control facilities in a condition that meet regulatory standards. Policies and Actions under Goal SAF-7 promote emergency preparedness and preparation, including Policy SAF-P7.3 to maintain the City's emergency response capabilities. To minimize the risks to people and property from flooding as a result of the failure of levee or dam, the proposed General Plan includes policies and actions to protect land uses and to provide comprehensive drainage management. Policy SAF-P2.1 directs the City to maintain and develop a comprehensive drainage system to minimize flood risks and Policy SAF-P4.1 prohibits development within mapped flood plains. Actions SAF-A4.3, A4.4, and A4.5 direct the City to maintain the Safety Element concurrently with the Housing Element to identify flood hazards to housing, to annually review the City's Land Use and Development Code to account for new and updated flood information, and to update the Land Use and Development Code to appropriately reflect the Central Valley Flood Protection Plan and then-current flood hazards (Draft EIR, pages4.9-26 & 4.9-28). However, even with the policies included in the project and potential mitigation measures discussed in the Draft EIR to mitigate this impact, the effect remains significant and unavoidable.

Mitigation measures for impacts from risk of dam or levee failure to people and property have been considered but rejected as part of the General Plan review process (Final EIR, pages 3-40 – 3-41), including 1) requiring alternative building structures, and 2) requiring the raising of ground levels, and 3) moving existing structures and designating vacant areas as open space. Revising building standards to require the raising of existing structures is determined to be infeasible because of the related expense to retrofit or raise existing homes and structures. Requiring alternative building methods such as constructing new buildings on stilts or piles has the potential of requiring extra seismic safety features at the ground floor level to compensate for this type of construction resulting in increased safety and cost concerns thereby rendering these options impractical and infeasible. Raising ground levels would create additional environmental effects by the need to move earth, would disrupt existing communities/structures, would increase traffic on area roads, would create uncertainty about the location and quality of fill materials and would create greater impacts to the environment by redirecting flood waters to other areas. Relocating or moving structures would displace occupants from their existing homes and designating these areas as open space would be an alternative to the proposed project rather than and rejected as detailed in Section IV below. These mitigation measures are therefore rejected as infeasible.

Mitigation Measures

As discussed above, it is not within Vacaville's power to require or complete maintenance and improvements to dams or levees around Vacaville that are owned and maintained by other agencies. Additional mitigation measures discussed above have been considered but rejected as infeasible. Therefore, this impact is considered *significant and unavoidable*.

Significant and Unavoidable Impact (no mitigation available)

HYDRO-2:

a. Significant Impact

The proposed General Plan would contribute to development in areas exposed to inundation from dam and levee failure, resulting in a significant cumulative impact (Draft EIR, page 4.9-30; Final EIR, page 4.9-40 – 42; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2015, pages 16 & 17; Addendum to Final EIR, page 2-20).

b. Facts in Support of Finding

Policies have been incorporated into the proposed project to avoid or substantially lessen the significant environmental effect. However, even with such policies and the potential mitigation measures discussed in the Draft EIR to mitigate this impact, the effect remains significant and unavoidable because the proposed General Plan will still contribute to development occurring or remaining in levee and dam failure inundation areas.

Mitigation Measures

It is not within Vacaville's power to require or complete maintenance and improvements to dams or levees around the city owned and maintained by other agencies. Other mitigation measures have been considered (see HYDRO-1 above) but rejected as infeasible. Therefore, the impact is considered *significant and unavoidable*.

Significant and Unavoidable Impact (no mitigation available)

Population and Housing

POP-1:

a. Significant Impact

The proposed General Plan would induce substantial population growth within the EIR Study Area (Draft EIR, pages 4.12-5 – 4.12-11; Final EIR, page 3-43; Additional Analysis for changes to Draft General Plan, pages 2, 5, & 18; Addendum to Final EIR, pages 2-2).

b. Facts in Support of Finding

Limiting potential population and housing growth to less than significant levels would require the City to potentially rescind development approvals for projects already within the City and entitled to develop, such as the North Village Specific Plan area and the Lower Lagoon Valley development area. The revised General Plan has been designed to reduce the amount of designated urban development as compared to the Preferred Land Use Alternative analyzed in the Draft EIR (Additional Analysis for changes to Draft General Plan, pages 2 & 18). These revisions have reduced residential land use in the East of Leisure Town Road growth area from approximately 4,680 dwelling units in the proposed General Plan analyzed in the Draft EIR to a 2,175 dwelling units in the revised proposed General Plan, thus reducing the amount of residential development approved with the proposed General Plan (Additional Analysis for changes to Draft General Plan, page 5). The City has based its development projections by carefully reviewing the historical trends for development in the area and potential growth factors, thus determining that the

revised proposed General Plan represents a reduction in the amount of development for the City (Draft EIR, pages 3-31 – 3-51 and memo titled "Buildout and Horizon Year Development Projections Methodology", dated April 28, 2011, by Design, Community & Environment; and Additional Analysis for changes to Draft General Plan, pages 2 - 8). The policies and goals of the revised proposed General Plan call for Specific Plans to provide a coordinated plan for land use and services (LU-P2.2) and for the City to direct growth to areas having the necessary infrastructure to support growth at development rates that do not exceed the City's ability to provide services and infrastructure to new development (LU-P3.2, P3.3, P3.4). The policies and actions under Goal 19 call for the City to comprehensively plan for the future growth in the two new growth areas and provide for comprehensive planning actions for this future development , including timing triggers for evaluation of the appropriateness for development approval plus standards for ensuring an appropriate rate of development. Population growth cannot be limited to what is deemed less than substantial and, subsequently, this impact is significant and unavoidable.

Mitigation Measures

In order to reduce the anticipated population growth by 2035 to an "in-substantial" level that would not exceed ABAG's current projections, the City would have to limit housing development opportunities to less than half of what this EIR projects. This could drive up home prices in Vacaville, reducing housing options for Vacaville residents and changing the character of the city. In addition, much of the 2035 projection accounts for development that has already been approved by the City, including projects like the North Village Specific Plan and Lagoon Valley Specific Plan. In total, these approved projects account for approximately 4,900 new units in Vacaville, which alone would exceed ABAG's projections. Since the City cannot take back development permits that have already been approved, it would be infeasible to reduce the development capacity in the city to ABAG's projections. Furthermore, the City projected development needs in 2035 based on a careful review of past development trends, as explained in Chapter 3, Project Description of the Draft EIR. The proposed General Plan land use map has been revised through careful consideration of the General Plan and of the most appropriate type and location for new development and represents a land use plan that the City believes is most appropriate to accommodate growth projected for 2035 and beyond. For these reasons, it is not feasible to mitigate population growth to a level that is less than "substantial," and this impact is considered *significant and unavoidable*.

Significant and Unavoidable Impact (no mitigation available)

POP-2:

a. Significant Impact

The proposed General Plan would induce substantial population growth within the city and the region. (Draft EIR, pages 4.12-5 – 4.12-11; Final EIR, page 3-43; Additional Analysis for changes to Draft General Plan, page 18; Addendum to Final EIR, page 2-2).

b. Facts in Support of Finding

Limiting potential population and housing growth to less than significant levels would require the City to potentially rescind development approvals for projects already within the City and entitled to develop, such as the North Village Specific Plan area or the Lower Lagoon Valley development area. The revised General Plan has been designed to reduce the amount of designated urban development from the amount analyzed in the Draft EIR, in particular in the East of Leisure Town Road growth area, thus reducing the amount of residential development approved with the proposed General Plan. The City based residential development projections on a careful review of the historical trends for development in the area and potential growth factors, thus determining that the proposed General Plan represents an appropriate amount of development for the City (Draft EIR, pages 3-31 – 3-51; Additional Analysis for changes to Draft General Plan, pages 2 – 8; memo titled "Buildout and Horizon Year Development Projections Methodology", dated April 28, 2011, by Design, Community & Environment). Policies and goals of the proposed General Plan call for Specific Plans to provide a coordinated plan for land use and services (LU-P2.2) and for the City to direct growth to areas with infrastructure to support growth and at development rates that do not exceed the ability of the City to provide services and infrastructure to that development (LU-P3.2, P3.3, P3.4). The policies and actions under Goal 19 provide for comprehensive planning for future development in the new growth areas, including timing triggers for evaluation of the appropriateness for development approval and standards for ensuring the appropriate rate of development. Population growth cannot be limited to what is deemed less than substantial without revising the proposed General Plan to limit growth to less than the amount of growth anticipated based on careful development projections prepared by the City. In combination with regional growth in other parts of Solano County, this cumulative impact is significant and unavoidable. Alternative plans are considered and discussed in Section IV of this document. Regional population growth cannot be limited to what is deemed less than substantial and, subsequently, this impact is significant and unavoidable.

Mitigation Measures

As described for impact POP-1, it is not feasible to mitigate population growth to a level that is less than "substantial" with the proposed plan and this cumulative impact is considered *significant and unavoidable*.

Significant and Unavoidable Impact (no mitigation available)

Traffic and Transportation

TRAF-3:

a. Significant Impact

The Allison Road at Nut Tree Parkway intersection (10) would degrade to LOS F during the PM peak hour (Draft EIR, page 4.14-54 & 55; Final EIR, page 2-24; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-22).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because some land is under the control of the State and therefore may not be available.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide three through lanes and a right-turn lane.

♦ Southbound approach: Convert the southbound left-through lane to an exclusive left-turn lane to provide two left-turn lanes and two through lanes.

♦ Modify the traffic signal phasing to provide a protected left-turn phase on the southbound approach.

Even with the addition of the mitigation measures listed above, the proposed General Plan will result in significant impacts to intersection level of service at this location. Additional mitigation is identified that would reduce this impact to less than significant levels. This mitigation would include a need for right-of-way from the State:

♦ Westbound approach: Convert a westbound left-turn lane to a right turn lane to provide one left turn lane and three right turn lanes.

♦ Eastbound approach: Widen the off-ramp to add an additional eastbound left turn lane to provide three left turn lanes, two through lanes and one right turn lane.

However, the improvement to State highway facilities would be outside of the control of the City of Vacaville and may not be physically feasible due to potential right-of-way requirements. Therefore, this project and cumulative impact is significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-4:

a. Significant Impact

The Leisure Town Road at Alamo Drive intersection (32) would degrade to LOS E during the PM peak hour (Draft EIR, page 4.14-55; Final EIR, page 2-24; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-22).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Mitigation is identified to improve the intersection. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because it is uncertain whether right-of-way needed for all of the improvements will be available for acquisition.

Mitigation Measure

The City of Vacaville shall implement the following measure:

♦ Eastbound approach: Add an eastbound left-turn lane to provide dual left-turn lanes, a through lane, and a right-turn lane.

However, it is not certain that right-of-way required for the improvement will be available at the time that implementation is required, therefore this project and cumulative impact is considered significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-5

a. Significant Impact

The Leisure Town Road at Elmira Road intersection (33) would degrade to LOS F in during both the AM and PM peak hours. (Draft EIR, page 4.14-55; Final EIR, page 2-24; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-22).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Proposed General Plan policy TR-P1.3 and action TR-A1.2 direct the City to work with STA on completing the Jepson Parkway project which will also improve the operation of this intersection. Mitigation measures are identified for improvements to the intersection. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because it is not certain that right-of-way required for the improvements will be available at the time that implementation is required.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Northbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane.

♦ Southbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right lane shared to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane.

♦ Eastbound approach: Add a left-turn lane and one through lane, and convert the through-left shared lane to a through lane to provide one left turn lane, two through lanes, and a right-turn lane.

♦ Westbound approach: Add a right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane

However, it is not certain that right-of-way required for the improvement will be available at the time that implementation is required, therefore this project and cumulative impact is considered significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-6:

a. Significant Impact

The Leisure Town Road at Interstate 80 Eastbound Ramps (35) would degrade to LOS D during both AM and PM peak hours. This location is a freeway ramp intersection and is under Caltrans jurisdiction. (Draft EIR, page 4.14-56; Final EIR, page 2-25; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-23).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. Mitigation is identified to improve the ramps in order to mitigate this impact. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because the facility is not under the jurisdiction of the City and thus the City cannot assure implementation of the mitigation measure.

Mitigation Measure

The City of Vacaville, in coordination with Caltrans, shall implement the following measure:

♦ Eastbound approach: Add a right-turn lane to the eastbound off-ramp approach to provide a left-turn lane, a left-through shared lane, and a right-turn lane.

However, the project and cumulative effect of increased traffic at this particular intersection remains significant and unavoidable because the facility is not under the jurisdiction of the City and thus the City cannot assure implementation of the mitigation measure.

Significant and Unavoidable Impact (with mitigation)

TRAF-11:

a. Significant Impact

The Peabody Road at Cliffside Drive intersection (80) would degrade to LOS E during the PM peak hour. (Draft EIR, page 4.14-58; Final EIR, page 2-26; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-24).

b. Facts in Support of Finding.

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because although mitigation is identified and adopted with the project as described below, it is uncertain whether the right-of-way required to implement the full mitigation will be available at the time that implementation of the measure is required.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through-left shared lane, and a right-turn lane, and modify the lane alignment of the east- west movements

However, the project and cumulative effect of increased traffic at this particular intersection remains significant and unavoidable because it is uncertain whether the right-of-way required to implement the full mitigation will be available at the time that implementation of the measure is required.

Significant and Unavoidable Impact (with mitigation)

TRAF-13:

a. Significant Impact

The Peabody Road at Elmira Road intersection (82) would degrade to LOS E during the PM peak hour (Draft EIR, page 4.14-59; Final EIR, page 2-26; Additional

Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-24).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because the mitigation measures would require acquisition of right-of-way and it is uncertain whether this right-of-way will be available at the time improvements are warranted/required.

Mitigation Measures

The City of Vacaville shall implement the following measures:

♦ Eastbound approach: Add an eastbound left-turn lane to provide two left-turn lanes, Two through lanes, and one right-turn lane; modify the traffic signal to provide overlap eastbound right-turn phasing.

♦ Northbound approach: Prohibit northbound U-turn movement.

♦ Westbound approach: Convert a through lane to a left-turn lane to provide two left-turn lanes, one through lane, and a through-right shared lane.

♦ Westbound approach (additional mitigation improvement to achieve improved LOS: Add a westbound through lane to a left-turn lane to provide two left-turn lanes, two through lanes, and a through-right shared lane.

However, additional mitigation would be needed to achieve LOS mid-D by acquiring additional right-of-way on the east leg and south leg of the intersection for an additional westbound left turn lane. It is uncertain whether this right-of-way will be available at the time improvements are warranted/required and this project and cumulative impact is considered to be significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-21:

a. Significant Impact

The un-signalized Cherry Glen Road at Interstate 80 Eastbound Ramp intersection (19) would degrade to LOS F in the PM peak hour. The Eastbound Ramp is a freeway ramp under Caltrans' jurisdiction (Draft EIR, page 4.14-62 & 63; Final EIR, page 2-27; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, page 2-25).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. However, this intersection is not solely within the jurisdiction of the City of Vacaville and the City is unable to ensure proper timing, right-of-way and funding for the installation of this measure, and therefore the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measure

The City of Vacaville, in coordination with the California Department of Transportation (Caltrans), shall implement the following mitigation measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

Because this location is not under Vacaville's jurisdiction, the City is not able to assure the timing for the implementation of this improvement and the project and cumulative impact is considered to be significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-22:

a. Significant Impact

The un-signalized Cherry Glen Road at Interstate 80 Westbound Ramp intersection (20) would degrade to LOS E in the AM peak hour and LOS F in the PM peak hour. The Westbound Ramp is a freeway ramp under Caltrans' jurisdiction (Draft EIR, page 4.14-63; Final EIR, page 2-28; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-25)..

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. However, this intersection is not solely within the jurisdiction of the City of Vacaville and the City is unable to ensure proper timing, right-of-way and funding for the installation of the mitigation measure identified that will reduce this impact, and the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measures

The City of Vacaville, in coordination with Caltrans, shall implement the following measure:

♦ Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection.

Because this location is not under Vacaville's jurisdiction, the City is not able to assure the timing and funding for the implementation of this improvement and the project and cumulative impact is considered to be significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-23:

a. Significant Impact

The un-signalized Leisure Town Road at Gilley Way intersection (34) would degrade to LOS F on the worst minor street approach during both AM and PM peak hours, while the overall intersection would deteriorate to LOS F in the PM peak hour (Draft EIR, page 4.14-63; Final EIR, page 2-28; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-25).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Proposed General Plan policy TR-P1.3 and action TR-A1.2 direct the City to work with STA on completing the Jepson Parkway project which will also improve the operation of this intersection. However, the effect of increased traffic at this particular intersection remains significant and unavoidable because the identified mitigation measure would be in conflict with the Jepson Parkway Concept Plan project which the City is implementing in conjunction with the Solano Transportation Authority (STA) and it is uncertain whether the City will be able to obtain the agreement of the STA for a change to the adopted concept plan. Alternative

measures such as left-turn restrictions or closing the median are of uncertain effectiveness and would require the City to work with the STA on possible revisions to the Jepson Parkway Concept Plan.

Mitigation Measures

The City of Vacaville shall implement the following measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

However, the project and cumulative effect of increased traffic at this particular intersection remains significant and unavoidable because the identified mitigation measure would be in conflict with the Jepson Parkway Concept Plan project which the City is implementing in conjunction with the Solano Transportation Authority (STA) and it is uncertain whether the City will be able to obtain the agreement of the STA for a change to the adopted concept plan. Alternative measures such as left-turn restrictions or closing the median are of uncertain effectiveness and would require the City to work with the STA on possible revisions to the Jepson Parkway Concept Plan and it is unknown if alternative measures are available that would improve level of service to acceptable levels.

Significant and Unavoidable Impact (with mitigation)

TRAF-26:

a. Significant Impact

The un-signalized Midway Road at I-505 Northbound Ramp intersection (52) would degrade to LOS F on the worst minor street approach during both AM and PM peak hours, while the overall intersection would operate at LOS A in the AM peak hour and LOS F in the PM peak hour. This Northbound Ramp is a freeway ramp under Caltrans' jurisdiction (Draft EIR, page 4.14-64 & 65; Final EIR, page 2-28; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-26).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. However, this intersection is not solely within the jurisdiction of the City of Vacaville and the City is unable to ensure the timing, right-of-way and funding for the installation of the mitigation measure identified that will reduce this impact to a less than significant level, and thus the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measures

The City of Vacaville, in coordination with Caltrans, shall implement the following measures:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

♦ Eastbound approach: Convert the eastbound through-left shared lane to a through lane, and add a left-turn lane to provide a left-turn lane and a through lane.

Because this intersection is not solely within the jurisdiction of the City of Vacaville and the City is unable to ensure the timing, right-of-way and funding for the installation of the mitigation measure identified that will reduce this impact to a less than significant level, this project and cumulative impact remains significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-27:

a. Significant Impact

The un-signalized Midway Road at I-505 Southbound Ramp intersection (53) would degrade to LOS F during both peak hours. Southbound Ramp is a freeway ramp under Caltrans' jurisdiction (Draft EIR, page 4.14-65; Final EIR, page 2-28; Additional Analysis for changes to Draft General Plan, pages 19-23; Addendum to Final EIR, page 2-26).

b. Facts in Support of Finding

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions TR-P3.1 – P3.9 and TR-A3.1 – A3.4 and TR-P4.1 – P4.1 – P4.5 address maintaining an adequate level of service on City streets and the mitigation of traffic impacts from new development. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. Mitigation is identified for this intersection and is adopted with the proposed General Plan, however, this intersection is not solely within the jurisdiction of the City of Vacaville and mitigation cannot be assured. Therefore, the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measure

The City of Vacaville, in coordination with Caltrans, shall implement the following measure:

♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.

Because this intersection is not solely within the jurisdiction of the City of Vacaville and the timing of mitigation cannot be assured, this project and cumulative impact remains significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-31:

a. Significant Impact

The Interstate 80 Eastbound Ramps at North Texas Street intersection (29) in Fairfield would degrade to LOS F during both pea k hours. This Eastbound Ramps are freeway ramps under Caltrans' jurisdiction (Draft EIR, page 4.14-66 & 67; Final EIR, page 2-29; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2014, pages 19-23; Addendum to Final EIR, page 2-26).

b. Facts in Support of Finding:

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions under Transportation Goal TR-1 including policy TR-P1.1 call for the City to work with other agencies to plan for an integrated transportation network. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. Mitigation is identified for this intersection and is adopted with the proposed General Plan, however, this intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measure

The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall implement the following measures:

♦ Eastbound approach: Convert the eastbound through-left shared lane to a left-through-right shared lane and add a right lane to provide one left-through-right shared lane, two exclusive right lanes.

♦ Southbound approach: Add one southbound through lane to provide one left-turn lane and two through lanes.

This intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and therefore, the project and cumulative impact remains significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-32:

a. Significant Impact

The Interstate 80 Westbound Ramps at North Texas Street intersection (30) in Fairfield would degrade to LOS F in the AM peak hour. The Westbound Ramps are freeway ramps under Caltrans' jurisdiction (Draft EIR, page 4.14-67; Final EIR, page 2-29; Additional Analysis for changes to Draft General Plan memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, page 2-27).

b. Facts in Support of Finding:

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions under Transportation Goal TR-1 including policy TR-P1.1 call for the City to work with other agencies to plan for an integrated transportation network. Policies TR-P2.1 – P2.3 call for the City to work with Caltrans and other agencies to plan for freeway facilities that operate at the highest level of service possible. Mitigation is identified for this intersection and is adopted with the proposed General Plan, however, this intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measure

The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall implement the following measure:

♦ Northbound approach: Restripe the northbound approach lanes on North Texas Street to provide two right-turn lanes, a through lane, and one left-turn lane.

This intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and therefore the project and cumulative impact remains significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-33:

a. Significant Impact

The Peabody Road at Air Base Parkway intersection (78) in Fairfield would degrade to LOS E in the AM peak hour and LOS F in the PM peak hour (Draft EIR, page 4.14-67 & 68; Final EIR, page 2-29; Additional Analysis for changes to Draft General Plan memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, page 2-27).

b. Facts in Support of Finding:

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions under Transportation Goal TR-1 including policy TR-P1.1 and TR-P1.3 call for the

City to work with other agencies to plan for an integrated transportation network, including the Jepson Parkway project which includes this intersection. Actions TR-A1.2 & A1.3 direct the City to continue to work with STA on the Jepson Parkway project and on updates to other regional planning efforts. Mitigation is identified for this intersection and is adopted with the proposed General Plan, however, this intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measure:

The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures:

♦ Eastbound approach: Add an eastbound left-turn lane to provide three left-turn lanes and two through lanes.

♦ Westbound approach: Add a westbound right-turn lane to provide two right-turn lanes and two through lanes; modify traffic signal to allow right-turn overlap phasing.

♦ Southbound approach: Prohibit southbound U-turn movement.

This intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and therefore the project and cumulative impact remains significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-34:

a. Significant Impact

The Peabody Road at Jepson Parkway intersection (85) in Fairfield would degrade to LOS F during both peak hours (Draft EIR, page 4.14-68; Final EIR, page 2-29; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, page 2-27).

b. Facts in Support of Finding:

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of intersection service levels. Policies and actions under Transportation Goal TR-1 including policy TR-P1.1 and TR-P1.3 call for the City to work with other agencies to plan for an integrated transportation network, including the Jepson Parkway project which includes this intersection. Actions TR-A1.2 & A1.3 direct the City to continue to work with STA on the Jepson Parkway project and on updates to other regional planning efforts. Mitigation is identified for this intersection and is adopted with the proposed General Plan, however, this intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and

thus the effect of increased traffic at this particular intersection remains significant and unavoidable.

Mitigation Measure

The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures:

♦ Northbound approach: Add one northbound left-turn lane, one through lane, and one right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes.

♦ Southbound approach: Add two southbound through lanes and one right-turn lane to provide one left-turn lane, three through lanes and two right-turn lanes.

♦ Eastbound approach: Add one eastbound left-turn lane, one through lane, and one right-turn lane, and convert the through-right shared lane to an exclusive right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes.

♦ Westbound approach: Add one westbound left-turn lane and one through lane to provide two left-turn lanes, two through lanes, and one through-right shared lane.

This intersection is not within the jurisdiction of the City of Vacaville and the City is not able to assure the timing, funding or right-of-way availability for this mitigation and thus the project and cumulative impact remains significant and unavoidable.

Significant and Unavoidable Impact (with mitigation)

TRAF-35:

a. Significant Impact

The eastbound segment of Interstate 80 west of Lagoon Valley Road would degrade to LOS F during the PM peak **hour** (Draft EIR, pages 4.14-68 – 72; Final EIR, pages 3-46 – 3-49; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, pages 2-27).

b. Facts in Support of Finding:

Policies and implementing actions within the Transportation Element under Goals TR-1, TR-2, and TR-10 call for the City to work with other jurisdictions and agencies to develop and maintain an integrated transportation system, to plan for freeway facilities to operate at the highest possible levels of service, and to reduce traffic impacts through transportation demand management and transportation systems management. Policies and actions under these goals have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of roadway segment service levels. These policies and actions in the proposed General Plan land use and transportation elements, while not assigned mitigation measure numbers, provide mitigation for impacts to freeway segments. Policies TR-P1.1 – P1.3, TR-P2.1 – P2.3 and policies TR-P10.1 – P10.4 provide measures for the City to coordinate with Cal-Trans on improving Congestion Management Plan (CMP) routes, to provide

alternate roadways parallel to I-80 and other freeway ramp improvements, and to improve transit and other vehicle use reduction strategies that will help mitigate impacts to freeway segments. Land Use Element goal LU-4 directs the City to balance residential development with jobs. Land Use Policy LU-P4.1 calls for the City to balance jobs and housing and Policy LU-P4.3 directs the City to implement the City's Economic Development Strategy. A major goal of the City's proposed General Plan is thus to improve economic development efforts in the City by providing employment uses in Vacaville that will help reduce commute distances for residents. Proposed Action LU-A4.1 directs the City to update and maintain the Economic Vitality Strategy to address the community's goals for attracting targeted employment uses to the City. However, while levels of service on this freeway segment will not exceed the standard of significance for the Solano County CMP of LOS F, the City of Vacaville has adopted a standard of significance for this study such that a significant impact is identified when the LOS on a CMP segment degrades from LOS E or better to LOS F, therefore the effect of increased traffic at this particular segment remains significant and unavoidable.

Mitigation Measure

Implementation of the policies and implementing actions in the proposed General Plan would potentially improve the freeway operation and reduce the project impact and are indentified as mitigation for these impacts. However, the effectiveness of the policies and actions could not be clearly demonstrated (Draft EIR, page 4.14-69 & 71 and Table 4.14-12) to fully mitigate the project impact and improve the freeway operations to LOS E or better. Therefore, the project and cumulative impact is *significant and unavoidable*.

Significant and Unavoidable Impact (with mitigation)

TRAF-36:

a. Significant Impact

The eastbound segment of Interstate 80 east of Leisure Town Road would degrade to LOS F during the PM peak hour (Draft EIR, pages 4.14-68 – 72; Final EIR, pages 3-46 – 3-49; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, pages 2-28).

b. Facts in Support of Finding:

Policies and implementing actions within the Transportation Element under Goals TR-1, TR-2, and TR-10 call for the City to work with other jurisdictions and agencies to develop and maintain an integrated transportation system, to plan for freeway facilities to operate at the highest levels of service possible, and to reduce traffic impacts through transportation demand management and transportation systems management. Policies and actions under these goals have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impact associated with the downgrades of roadway segment service levels. These policies and actions in the General Plan land use and transportation elements, while not assigned mitigation measure numbers, provide mitigation for impacts to freeway segments. Policies TR-P1.1 – P1.3, TR-P2.1 – P2.3 and policies TR-P10.1 – P10.4 provide measures for the City to coordinate with Cal-Trans on

improving Congestion Management Plan (CMP) routes, to provide alternate roadways parallel to I-80 and other freeway ramp improvements, and to improve transit and other vehicle use reduction strategies that will help mitigate impacts to freeway segments. A major goal of the City's proposed General Plan is to improve economic development efforts in the City by providing employment uses in Vacaville that will help reduce commute distances for residents. Land Use Element goal LU-4 directs the City to balance residential development with jobs. Land Use Policy LU-P4.1 calls for the City to balance jobs and housing and Policy LU-P4.3 directs the City to implement the City's Economic Development Strategy. However, while levels of service on this freeway segment will not exceed the standard of significance for the Solano County CMP of LOS F, the City of Vacaville has adopted a standard of significance for this study such that a significant impact is identified when the LOS on a CMP segment degrades from LOS E or better to LOS F, therefore the effect of increased traffic at this particular segment remains significant and unavoidable.

Mitigation Measure

Implementation of the policies and implementing actions in the proposed General Plan would potentially improve the freeway operation and reduce the project impact and are identified as mitigation for these impacts. However, the effectiveness of the policies and actions could not be clearly demonstrated (Draft EIR, page 4.14-69 &71 and Table 4.14-12) to fully mitigate the project impact and improve the freeway operations to LOS E or better. Therefore, the project and cumulative impact is *significant and unavoidable*.

Significant and Unavoidable Impact (with mitigation)

TRAF-37:

a. Significant Impact

The proposed project would result in deterioration of level of service at a number of intersections below acceptable standards that may not be able to be mitigated when the improvements are needed, which could affect emergency access (Draft EIR, pages 4.14-73 – 74; Final EIR, pages 3-46 – 3-49; *Additional Analysis for changes to Draft General Plan* memo dated February 27, 2015, pages 19-23; Addendum to Final EIR, pages 2-28).

b. Facts in Support of Finding:

Policies within the Transportation Element have been incorporated into the proposed General Plan to avoid or substantially lessen the significant transportation impacts associated with the downgrades of intersections' service levels. Proposed General Plan goals TR-3 and TR-4 address maintaining an adequate level of service on City streets and providing traffic congestion management and mitigation of traffic impacts from new development. Proposed policies TR-P3.7, P3.8, and P3.9 require roadway improvements to prevent deterioration of levels of services. Action TR-A3.2 directs the City to continue to track and evaluate traffic safety data to prioritize circulation improvements to maintain traffic safety. Although not identified with mitigation measure numbers, these actions and policies affect the provision of emergency access. Policies under Goal LU-5 call for the City to design and maintain arterial roadways that meet circulation and access needs. Under this Goal,

proposed action TR-A5.2 directs the City to improve emergency vehicle response times and to continue to implement emergency vehicle traffic signal preemption controls along major emergency response routes. Implementation of these mitigation measures and development policies will improve emergency access. Policies and actions in the proposed ECAS are also designed to provide efficient circulation and access within the City, including proposed ECAS measures LU-2, LU-4, TR-1, and TR-10 to prepare and implement comprehensive pedestrian and bicycle plans that will reduce the number of vehicles on City streets. Although not identified with mitigation measure numbers, these actions, policies, and measures also affect the provision of emergency access. However, the effect of increased traffic at some particular intersections will remain significant and unavoidable because the timing or feasibility of all transportation system improvements is uncertain.

Mitigation Measure

Intersection level of service impacts would be addressed by Mitigation Measures TRAF- 1 through TRAF-34. No additional mitigation measures are available to address this impact. Therefore, the project and cumulative impact is *significant and unavoidable*.

Significant and Unavoidable Impact (with mitigation)

IV. EVALUATION OF ALTERNATIVES

CEQA mandates that an EIR evaluate a reasonable range of alternatives to the project or the project location that would substantially lessen or avoid potentially significant impacts of the project. CEQA requires that every EIR evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable, feasible options for minimizing environmental consequences of a project. The proposed General Plan and ECAS Draft EIR analyzed three alternatives, including the No Project alternative, the Focused Growth Alternative, and the Town Grid Alternative. Chapter 5 of the Draft EIR analyzes alternatives to the proposed General Plan and Table 5-1, *Comparison of Impact from Project Alternatives*, of the Draft EIR provides a side-by-side comparison of the three alternatives and their impacts as they compare to the impacts of the proposed General Plan and ECAS. Additional information and analysis of alternatives is provided in the Final EIR, page 3-51, and in the Addendum to the Final EIR, pages 3-14 – 3-16. Revisions to the General Plan are also addressed in the Additional Analysis for changes to the Draft General Plan, dated 2/27/15, which revised the General Plan land use map and policies in response to public review and comment on the draft plan. Although not an additional alternative for the Draft EIR, these changes revised the land use layout for the General Plan.

The City Council has reviewed the significant impacts associated with the reasonable range of alternatives analyzed in the EIR and compared those of the proposed General Plan. This evaluation has considered the feasibility of each alternative, including consideration of the economic, social, legal, and other factors that affect the feasibility of these alternatives. The City Council has also considered the factors discussed in the Statement of Overriding Considerations in Section V. below. Public Resources Code Section 21081(b)(3) provides that when approving a project for which an EIR has been prepared, a public agency may find that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR. The City Council has considered these factors and has also considered the feasibility of making revisions to the final, proposed General Plan, including revisions resulting from the detailed and extensive comments provided to the City Council during the plan review process. The City Council rejects the alternatives analyzed in the EIR as infeasible for specific legal, technological, social, or economic reasons, but the City Council has determined that revisions to the General Plan, as noted above and described in the final General Plan and ECAS, are appropriate.

1. No Project Alternative

As required by CEQA *Guidelines* Section 15126.6(e), the proposed General Plan evaluates a No Project Alternative. The evaluation of the No Project Alternative allows decision makers to compare the impacts of the proposed project to the impacts of the No Project Alternative. CEQA *Guidelines* Section 15126.6(e)(2) requires a No Project Alternative analysis to address what would reasonably be expected to occur in the foreseeable future if the project were not approved. Under the No Project Alternative, the proposed General Plan and ECAS would not be adopted, and future development in Vacaville would continue to be subject to existing policies, regulations, and land use designations specified in the existing General Plan.

This alternative would not achieve the GHG reduction target of the proposed ECAS because existing, planned growth patterns would continue without incorporating the GHG reduction

measures in the proposed ECAS. As described in Chapter 3, Project Description, of the Draft EIR, the horizon-year development projections are based on the "probable planning period development," which represents the anticipated demand for new development in Vacaville, based primarily on past development trends. Because the existing inventory of vacant lands in the City has the capacity to accommodate a significant amount of development, the No Project Alternative can accommodate the probable planning period development. Therefore, it is projected that this alternative would result in a slightly greater amount of new residential development by 2035 (9,680 new housing units vs. 9,511 under the proposed project), the main difference being in the location of future development rather than the amount of development. For this reason, the No Project Alternative would achieve the same amount of growth as the proposed project, but with growth distributed in accordance with the existing General Plan's land use diagram. Said another way, although the existing General Plan and the proposed General Plan are based on somewhat different land use diagrams, the differences are not substantial enough to expect that significantly more growth would occur under one or the other by 2035.

Evaluation of Alternative

Under the No Project Alternative the updated and revised land uses, policies, and actions of the proposed General Plan would not be adopted. The proposed General Plan intends to plan for growth within a horizon year period extending to the year 2035 (Draft EIR, pages 3-10 & 3-11). The No Project alternative would adopt the current 1990 General Plan as the City's planning strategy without any horizon year.

The vision for the proposed General Plan includes planning for a balance of different development within the adopted 2008 Urban Growth Boundary (UGB). The No Project Alternative would adopt the 1990 General Plan land use diagram as the planned diagram for lands within the UGB. The 1990 General Plan was adopted without consideration for planned land uses throughout the area addressed by the UGB and, thus, would not address the community's updated vision of development for these areas.

The proposed General Plan also intends to provide the City with the planning goals and policies to meet current standards for land use planning and conservation. The types of planning activities anticipated through the proposed General Plan include providing for increased infill development potential such as a mixed-use land use category that would encourage revitalization of older, under-utilized properties throughout the City; increased residential potential in the Downtown area through additional residential development policies, and measures incorporated into a conservation strategy that would create attractive neighborhoods in the existing developed areas of Vacaville through steps adopted into the Energy and Conservation Action Strategy (ECAS). The No Project Alternative would not include the updated planning policies and land uses designated in the Downtown area, for mixed-use districts, or those intended to support the ECAS. The proposed goals and policies of the ECAS will assist the City in achieving the greenhouse gas reduction targets required for California cities and will provide opportunities for additional types of development that will achieve the General Plan objectives.

Summary of Environmental Impacts

The No Project Alternative would result in several slightly greater impacts than the proposed General Plan and ECAS. These slightly greater impacts are associated with Air Quality, Cultural Resources, Hydrology and Water Quality, Land Use Planning, and

Transportation/Traffic (Draft EIR, Table 5-1, and pages 5-9 – 5-14, and Addendum to Final EIR, pages 3-14 – 3-16). The No Project Alternative would have a substantially greater impact on GHG emissions than the proposed General Plan and ECAS. The No Project Alternative and the proposed General Plan and ECAS would have similar impacts to Aesthetics; Geology, Soils, and Mineral Resources; Hazards and Hazardous Materials; Population and Housing; and Public Services and Recreation (Draft EIR, Table 5-1).

Findings

Specific economic, social, technological or other considerations make infeasible the No Project Alternative identified in the Draft EIR as described below:

- The No Project Alternative would not adequately meet the goals and objectives of the General Plan update. The existing General Plan was adopted more than 25 years ago and is outdated. As noted above, the No Project Alternative would not involve a new General Plan nor include the ECAS. The proposed General Plan and ECAS have been prepared with the intention of providing updated guidance to the City on how to direct growth and manage its resources through the year 2035 (Draft EIR, pages 3-17 & 3-18).

- The proposed General Plan includes the objective of supporting existing businesses while attracting new businesses (Draft EIR, page 3-10). New policies and actions have been incorporated into the proposed General Plan with the intent of supporting this objective and promoting economic development activities in the City (Additional Analysis for Changes to the Draft General Plan, 2/27/15, pages 10 – 13), including proposed General Plan Policies and Actions LU-A3.6, A4.1, A6.3, A7.1, P8.7, A9.5, A15.2. The No Project Alternative would not adopt new land use designations nor adopt the City's proposed new policies to support economic development priorities.

- The No Project Alternative would not provide updated development policies for infill areas within the City including revised residential policies and revitalization strategies for existing under-utilized shopping centers. Without such policies, the No Project Alternative would not achieve the environmental benefits of encouraging greater infill development nor would it provide updated mixed-use guidelines for the Downtown and under-utilized shopping centers.

- The No Project Alternative would have substantially greater increases in GHG emissions than the proposed project and greater impacts on Air Quality, Cultural Resources, Hydrology, Land Use, and Traffic as detailed in the EIR (Draft EIR, Table 5-1, and pages 5-9 – 5-14, and Addendum to Final EIR, pages 3-14 – 3-16).

- The No Project Alternative is rejected because it will not achieve the benefits of the proposed project as described in the Statement of Overriding Considerations in Section VI. Moreover, this alternative is also not the environmentally superior alternative.

The No Project Alternative is therefore rejected in favor of the proposed General Plan and ECAS.

2. <u>Focused Growth Alternative</u>

Under the Focused Growth Alternative, the policies in the proposed General Plan and ECAS would be adopted, but the land use diagram in the proposed General Plan would not be adopted. Under this alternative, a revised land use diagram would be adopted. Development in growth and focus areas would occur under the Focused Growth Alternative as follows:

- Development in the growth areas would be focused in the central portion of the East of Leisure Town Road Growth Area and in the southwest corner of the Northeast Growth Area. The northeast corner of the Northeast Growth Area would maintain the land use designations specified by the existing General Plan.

- In the focus areas, which consist of vacant or underdeveloped parcels of land, the existing character would be maintained as much as possible. Land use designations would be changed from those in the existing General Plan only to make the designations consistent with current existing land uses.

It is estimated that the Focused Growth Alternative would result in less residential development by the horizon year than under the proposed General Plan, with approximately 9,240 new housing units expected under the Focused Growth Alternative by 2035, while the proposed General Plan would result in an estimated 9,511 new housing units by 2035 (Additional Analysis for Changes to the Draft General Plan, page 2). The horizon year development projections prepared for the General Plan update indicate that approximately 9,680 new units could be constructed by the year 2035, if not constrained by the adopted land use map and regulations (Draft EIR, pages 4.12-6 – 4.12-9). The amount of non-residential development projected by 2035 under the Focused Growth Alternative is slightly lower than that of the proposed General Plan (Additional Analysis for Changes to the Draft General Plan, page 2 - 6). It is assumed that all residential development would occur by the horizon year under this alternative, because the City's growth projections as noted above assume that a greater number of dwelling units would be built through the year 2035 unless constrained by the General Plan's residential land capacity. Hence, full build-out anticipated under the Focused Growth Alternative would include less residential development than under the full build-out anticipated under the proposed General Plan. Non-residential development under full build-out would also be lower under this alternative than under the proposed General Plan (Additional Analysis for Changes to the Draft General Plan, pages 2 - 6). This alternative would achieve the GHG reduction target of the proposed ECAS.

Evaluation of Alternative

The Focused Growth land use alternative reduces the amount of proposed development within the Urban Growth Boundary by designating a majority of land in the proposed new growth areas as Agriculture. The Focused Growth Alternative provides less land for new and attractive neighborhoods in the East of Leisure Town Road Growth Area than the proposed General Plan and would provide a lesser amount of residential development potential, including less than the City's estimated growth needs by the General Plan horizon year. This alternative also would not include the Urban Reserve land use designation and would not include timing and growth mechanisms through General Plan policies establishing timing triggers for the re-designation of Urban Reserve lands within the UGB to urban land use designations. This alternative also would maintain the existing General Plan land use designations for vacant lands in the infill, or focus, areas and would not provide for the variety of new infill development potential as the proposed project by not including sites

designated for mixed-use or higher development potential within the central portion of the City.

Summary of Environmental Impacts

CEQA requires the identification of an environmentally superior alternative in an EIR. (Public Resources Code §21081(a)(3) and CEQA Guidelines §15091(a)(3).) The Focused Growth Alternative is identified in the Draft EIR as the Environmentally Superior Alternative (Draft EIR, page 5-33). By focusing growth into portions of the growth areas, leaving more land undeveloped and allowing less development overall, this alternative would be environmentally superior over the proposed project with respect to potential negative environmental impacts associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Population and Housing, Public Services and Recreation, Transportation and Traffic, and Utilities and Service Systems. This alternative is considered to remain the environmentally superior alternative when compared to the Revised Focused Growth Alternative identified by the City Council for the final proposed project, although the differences between the two plans would be less substantial as compared to the original Preferred Land Use Alternative.

Under the Focused Growth Alternative, portions of the East of Leisure Town Road Growth Area and Northeast Growth Area would remain in agricultural use rather than be designated for non-agricultural land uses as is the case under the proposed General Plan. Focus, or infill, areas would maintain their existing character as much as possible. Land use designations would change where needed to make the General Plan consistent with existing land uses. Vacant lands would retain their existing land use designation. The proposed project would not have an adverse effect on a scenic vista, substantially damage scenic resources, or create new sources of light or glare. The proposed project, however, would substantially alter the visual character in undeveloped portions of Vacaville, which would be a significant and unavoidable impact. Like the proposed project, the Focused Growth Alternative would allow new development in some areas that are currently largely undeveloped or in agricultural use. These areas offer open, expansive views of the hillsides in and surrounding the City. However, in comparison to the proposed project, the Focused Growth Alternative would allow for the conversion of fewer of these properties to urban land uses. Because the Focused Growth Alternative would reduce the extent of the significant and unavoidable impact of the proposed project, the Focused Growth Alternative would result in a slightly reduced impact on the environment in comparison to the proposed project (Draft EIR, pages 5-16 – 5-24, Table 5-1).

The impacts of the Focused Growth Alternative and the proposed General Plan and ECAS on Geology, Soils, and Mineral Resources; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; and Land Use Planning would be similar (Draft EIR, pages 5-16 – 5-24, Table 5-1; Final EIR Addendum pages 3-14 – 3-15).

Findings

Specific legal, technological, economic, social, or other considerations make infeasible the Focused Growth Alternative identified in the Draft EIR for the reasons below:

- The Focused Growth Alternative does not further the City Council's objective of providing General Plan land use designations for the development of properties

located within the two new growth areas that were created with the adoption of the Urban Growth Boundary initiative in 2008 (Draft EIR, page 3-10).

- The Focused Growth Alternative provides less land for new and attractive neighborhoods in the East of Leisure Town Road Growth Area than the Revised Focused Growth Alternative by removing lands located between Fry Road and the Brighton Landing development as compared to the proposed General Plan land use diagram. These lands have been identified as a suitable site for high quality new neighborhoods during public discussions on the proposed General Plan.

- The Focused Growth Alternative would provide less residential development potential than the proposed General Plan and does not provide an adequate supply of residentially-designated land for estimated future growth needs through 2035 as estimated in the City's planning and environmental analysis (Draft EIR, pages 4.12-6 – 4.12-9, Additional Analysis for Changes to the Draft General Plan, page 2).

- The Focused Growth Alternative would maintain the existing character of the infill / focus areas of the community (Draft EIR, page 5-14, Draft EIR Figure 5-3). The Focused Growth Alternative would thus not provide for new, updated, environmentally beneficial, and modern infill land use designations that could achieve revitalization of existing under-utilized lands within the City.

- The Focused Growth Alternative is rejected because it will not achieve the benefits of the proposed project as described in the Statement of Overriding Considerations in Section VI.

The Focused Growth Alternative is therefore rejected in favor of the proposed General Plan and ECAS.

3. <u>Town Grid Alternative</u>

Under the Town Grid Alternative, the policies in the proposed General Plan and ECAS would be adopted, but the land use diagram of the proposed General Plan would not be adopted. Development in growth and focus areas would occur under the Town Grid Alternative as follows:

- The highest density development in the growth areas would be focused around a central town square in the East of Leisure Town Road Growth Area. Both residential and nonresidential uses would be focused around the Meridian Road interchange in the Northeast Growth Area.

- In the focus areas, this alternative would establish or revitalize neighborhood centers throughout Vacaville. Many of the focus areas would be designated for mixed-use development, which would eventually serve as neighborhood-serving retail uses on the ground floor with residential units on a second and possible third floor. These mixed-use centers would enhance the character of Vacaville's existing neighborhoods by allowing vacant or underutilized areas to be developed or redeveloped in support of neighborhood revitalization, and would provide a central neighborhood focal point for neighborhood residents.

It is projected that this alternative would result in a slightly greater amount of new residential development by 2035 than with the proposed General Plan (e.g. 9,680 new housing units [Draft EIR, page 5-26] vs. 9,511 with the Proposed General Plan [Additional Analysis for Changes to the Draft General Plan, page 2]), and approximately the same amount of non-residential development by 2035 (Draft EIR, page 5-26). Under full build-out, the Town Grid Alternative would involve more residential development but less non-residential development than the proposed General Plan. This alternative would not achieve the GHG reduction target of the proposed ECAS (Draft EIR, page 5-26).

Evaluation of Alternative

The Town Grid Alternative creates a new town square area with higher density in the East of Leisure Town Road Growth Area (Draft EIR, page 5-24, Figure 5-4). This characteristic potentially conflicts with the City Council's objective for the proposed General Plan to strengthen the culture and identity of the Downtown (Draft EIR, page 3-11). Through the process of creating a preferred land use plan, the City Council did not support the creation of new "town squares" within the East of Leisure Town Growth Area. The Town Grid Alternative would allow for the greatest number of residential units in the East of Leisure Town Road Growth Area and would provide land for more residential development than is expected to occur by the horizon year of 2035. The Town Grid alternative is estimated to result in a greater number of new dwelling units by the horizon year of 2035 (i.e. 9,680 new units vs. 9,511 new units under the proposed General Plan). The City Council provided direction to staff and consultants in January 2015 to revise the proposed General Plan land use diagram to show a reduced amount of land designated for residential use in the East of Leisure Town Road growth area (Additional Analysis for Changes to Draft General Plan, page 1). Therefore, the Town Grid Alternative conflicts with the City Council's objective of providing for an adequate supply of residentially designated land because it designates more land than necessary to meet the City's need for new urban residential land use designations.

Summary of Environmental Impacts

Under the Town Grid Alternative, development in the new growth areas would be oriented around neighborhood centers. New development would occur throughout the growth areas and in focus areas but a greater amount of development would occur in the East of Leisure Town Road area than under the proposed General Plan. Under horizon-year conditions, this alternative would include development of a similar extent of land as would occur under the proposed project. The proposed General Plan would not have an adverse effect on a designated scenic vista, substantially damage scenic resources, or create substantial new sources of light or glare. However, the proposed General Plan would substantially alter the visual character in undeveloped portions of Vacaville that would receive new urban land use designations and be anticipated to develop within the horizon year of the General Plan. This impact would be a significant and unavoidable impact, similar to the proposed General Plan. Like the proposed General Plan, the Town Grid Alternative would allow new development in some areas that are currently largely undeveloped or in agricultural use. These areas currently offer open, expansive views of the hillsides in and surrounding the City. These areas also offer scenic views of agricultural landscapes and countryside. Therefore, the Town Grid Alternative would result in the same significant and unavoidable impact to aesthetics as under the proposed project, and would be *similar* to the proposed project in this respect (Draft EIR, pages 5-26 – 5-33).

Outside of the growth areas and focus areas, land uses under the Town Grid Alternative would be the same as the land uses planned in the proposed General Plan. It is estimated that this alternative would result in greater horizon-year residential development levels (9,680 new housing units) compared to the proposed project (9,511 new housing units), and approximately the same amount of non-residential development by 2035. The Town Grid Alternative would include a similar level of horizon-year growth as the proposed project, but with a different land use diagram. Under full build-out, this alternative would involve more residential development and less non-residential development as the proposed project. This alternative would not achieve the GHG reduction target of the proposed ECAS (Draft EIR, page 5-26; Final EIR Addendum, page 3-15 & 16).

The environmental impacts of the Town Grid Alternative on Aesthetics; Agriculture and Forestry Resources; Biological Resources; Cultural Resources; Geology, Soils, and Mineral Resources; GHG Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use Planning; Population and Housing; Public Services and Recreation; and Utilities and Service Systems would be similar to the environmental impacts of the proposed General Plan and ECAS (Draft EIR, pages 5-26 – 5-33).

Findings

Specific economic, social, or other considerations make infeasible the Town Grid Alternative identified in the Draft EIR for the reasons below:

- The Town Grid Alternative fails to meet the GHG reduction target of the proposed ECAS (Draft EIR, page 5-26).

The Town Grid Alternative would increase environmental impacts on prime agricultural lands because it provides for a supply of residentially-designated lands in the East of Leisure Town Road Growth Area beyond the City's anticipated housing needs by the 2035 horizon year and would likely result in greater amounts of acreage being developed in this area by the horizon year (Additional Analysis for Changes to the Draft General Plan, page 2).

- The Town Grid Alternative would allow for the greatest number of residential units in the East of Leisure Town Road Growth Area than the other alternatives and would represent an amount of residential development far greater than the community's anticipated housing needs though the 2035 horizon year (Draft EIR, pages 3-42 – 3-51).

- The Town Grid Alternative is rejected because it will not achieve the benefits of the proposed project as described in the Statement of Overriding Considerations in Section VI. Moreover, this alternative is also not the environmentally superior alternative.

The Town Grid Project Alternative is therefore rejected in favor of the proposed General Plan and ECAS.

V. OTHER CEQA-REQUIRED CONSIDERATIONS

Growth Inducement

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Typical growth inducements might be the extension of urban services or transportation infrastructure to a previously un-served or under-served area, or removal of major barriers to development. Not all growth inducement is necessarily negative. Negative impacts associated with growth inducement occur only where the projected growth would cause adverse environmental impacts.

Growth-inducing impacts fall into two general categories: direct or indirect. Direct growth-inducing impacts are generally associated with providing urban services to an undeveloped area. Providing urban services to a site, and the subsequent development, can serve to induce other landowners in the vicinity to convert their property to urban uses. Indirect, or secondary growth-inducing impacts consist of growth induced in the region by additional demands for housing, goods, and services associated with the population increase caused by, or attracted to, a new project.

Direct Impacts

The proposed Vacaville General Plan, as revised to reflect City Council direction, would directly induce population, employment, and economic growth by allowing development in areas not currently designated for urban growth. Implementation of the proposed project would result in approximately the following growth in 2035 based on the buildout methodology described in Draft EIR Chapter 3, Project Description:

- 9,511 new dwelling units
- 26,000 new residents
- 8,640 new jobs
- 1 million square feet of new commercial space (79 acres)
- 1.1 million square feet of new office space (81 acres)
- 2.1 million square feet of new industrial space (118 acres)

The primary mechanism for this growth is the proposed General Plan land use map, which allows for development in areas that are not currently developed.

The proposed General Plan land use map allows some development in areas of the city presently used as agriculture and vacant land. However, the policies enacted under the proposed General Plan discussed below would control the geographical extent of growth and encourage sustainable patterns of urban land uses. In addition, the proposed General Plan and the Energy & Conservation Action Strategy commit the City to a carefully managed and orderly use of its natural resources with polices to conserve agricultural land, promote compact growth, and reduce the rate of greenhouse gas (GHG) emissions growth.

Specifically, proposed General Plan Policy LU-P2.4 protects local agricultural land by requiring conservation easements in community separators or agricultural buffer land for development at the edges of the city. Policy LU-P5.1 and Policies LU-P5.4 through LU-P5.7

commit the City to maintain the Urban Growth Boundary (UGB) to limit the extent of its urbanized land footprint. In addition, proposed policies under General Plan Goals LU-17, 18, and 19 would establish limits on amounts of development in new growth areas and mechanisms to regulate the conversion of lands designated as Urban Reserve to urban land uses. These policies focus urban development within the UGB. Additionally, the UGB prohibits land outside the boundary from being designated for uses other than for agriculture, park, open space, public facility, and utility uses until March 1, 2028, unless amended by the voters. Policy LU-P5.2 requires development of agricultural land or open space within the UGB but east of Leisure Town Road to be mitigated to a 1:1 ratio within 1 mile of the UGB, or an in-lieu fee paid in coordination with Solano Land Trust. In addition, policies and actions under Goal COS-9 and the measures included in the proposed ECAS help promote compact growth and facilitate reduced auto dependence, which lowers potential GHG emissions and air pollutants.

The proposed Vacaville General Plan also includes policies that would maintain the small town feel of Vacaville and minimize the environmental impacts of anticipated growth. For example:

Policy LU-P3.4 directs the City to not approve new development unless there is infrastructure in place or planned to support the growth.

Action LU-A3.2 directs the City to monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.

Action LU-A3.3 directs the City to continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.

Policy LU-P16.1 encourages continued improvement and redevelopment in Downtown Vacaville, but states that the City should retain the small-town scale and character of Main Street.

Indirect Impacts

While the proposed General Plan does allow additional growth, it also includes specific policies that limit that growth to the city limits and UBG, as described above. For example, policies under Goal LU-5 set forth the parameters of the UGB. The proposed General Plan land use map provides a mixture of housing, shopping, public, and employment opportunities so that as the number of residents increase, they do not pressure adjacent communities to provide new commercial and employment opportunities. As previously stated, the proposed General Plan commits to only allow development where infrastructure is in place or is planned. In addition, the proposed General Plan discourages piecemeal development. Policy LU-P2.2 requires that specific plans be prepared for new areas brought into the city for development, and that they provide a coordinated plan for land use, public facilities, and public services. This policy also prohibits individual, piecemeal developments within these outlying areas.

Findings Regarding Growth Inducing Impacts

While the proposed General Plan would result in increased local growth, policies, actions, and measures included in the proposed General Plan and ECAS would reduce the potential

for negative impacts associated with direct growth inducement to a less-than-significant level (Draft EIR, pages 6-1 – 6-3, Final EIR page 3-51, Additional Analysis for changes to Draft General Plan, pages 1, 13, 24).

The primary mechanism for this growth is the proposed General Plan land use map (Draft General Plan, Figure LU-6).

The proposed General Plan land use map allows some development in areas of the city presently used as agriculture and vacant land. However, policies enacted under the General Plan would control the geographical extent of growth and encourage sustainable patterns of urban land uses. In addition, the proposed General Plan and ECAS commit the City to controlled and orderly use of its natural resources with polices to conserve agricultural land, promote compact growth, and reduce the rate of greenhouse gas (GHG) emissions growth.

Specifically, proposed General Plan Policy LU-P2.4 permanently protects local agricultural land by requiring conservation easements on land of equal or greater value at a ratio of one acre conserved per one acre of developed agricultural land. Policy LU-P5.1 and Policies LU-P5.4 through LU-P5.7 commit the City to maintain the Urban Growth Boundary (UGB) to limit the extent of its urbanized land footprint. These policies focus urban development within the boundary and prohibit land outside the boundary from being designated by the City for uses other than for agriculture, park, open space, public facility, and utility uses until March 1, 2028, unless amended by the voters. Policy LU-P5.2 requires development of agricultural land or open space within the UGB but east of Leisure Town Road to be mitigated to a 1:1 ratio within 1 mile of the UGB, or an in-lieu fee paid in coordination with Solano Land Trust. In addition, policies and actions under Goal COS-9 and the measures included in the proposed ECAS help promote compact growth and facilitate reduced auto dependence, which lowers potential GHG emissions and air pollutants.

The proposed Vacaville General Plan also includes policies that would maintain the small town feel of Vacaville and minimize the environmental impacts of anticipated growth. For example:

- Policy LU-P3.4 directs the City to not approve new development unless there is infrastructure in place or planned to support the growth.
- Action LU-A3.2 directs the City to monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.
- Action LU-A3.3 directs the City to continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.
- Policy LU-P16.1 encourages continued improvement and redevelopment in Downtown Vacaville, but states that the City should retain the small-town scale and character of Main Street.

In addition, under Goal LU-19, the proposed General Plan calls for the City to comprehensively plan for future development in the East of Leisure Town Road and Northeast Growth Areas. An Urban Reserve land use designation is included in the

proposed General Plan (proposed General Plan page LU-23 as revised; City Council staff report dated August 11, 2015) for lands inside the Urban Growth Boundary where comprehensive planning must occur prior to urbanization. Policy LU-19.1, LU-19.3, LU-19.4, and LU-19.5 establish procedures for the evaluation of requests to change lands designated as Urban Reserve to urban land uses. These policies ensure that lands designated as Urban Reserve are also designated as long-term annexation areas and are consistent with the City's Municipal Services Review and Comprehensive Annexation Plan. The policies ensure that Urban Reserve lands are evaluated for conversion to urban uses no more often than every five years, consistent with the City's obligations for evaluating its ability to provide municipal services to areas planned for eventual annexation. Actions under Goal LU-19, including Action LU-A19.1 and LU-A19.3 direct the City to amend the Land Use & Development Code to establish an Urban Reserve Ordinance to support and implement the proposed General Plan and to review and analyze growth projections as part of its regular Municipal Services Review and Comprehensive Annexation Plan updates (Proposed General Plan Action LU-A19.1 as revised; City Council staff report dated August 11, 2015).

As a result, while the proposed General Plan would result in increased local growth, policies, actions, and measures included in the proposed General Plan and ECAS would reduce the potential for negative impacts associated with direct growth inducement to a less-than-significant level.

Revisions to the draft General Plan include reducing the amount of new residential growth compared to the original Preferred Land Use Alternative and the proposal of additional policies as described and noted above intended to further the goal of balanced, adequate development in new growth areas. As result, the proposed General Plan would result in a less-than-significant direct and indirect growth inducing impact.

Unavoidable Significant Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. More information on these impacts is found in Chapter 4, Environmental Evaluation, of the Draft EIR. Significant and unavoidable impacts are identified in Section III above.

Significant Irreversible Changes

Section 15126.2(c) of the CEQA Guidelines requires discussion of the extent to which a proposed project will commit nonrenewable resources to uses that future generations will probably be unable to reverse.

A project would generally result in a significant irreversible impact if:

- Primary and secondary impacts would commit future generations to similar uses.
- The project would involve a large commitment of nonrenewable resources.
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.

Changes in Land Use that Commit Future Generations

Development allowed by the proposed General Plan and ECAS would result in the conversion of some agricultural and vacant lands to residential, commercial, and industrial uses, and the intensification of underutilized areas. In addition, intensification of land uses and development of currently undeveloped lands would result in traffic congestion throughout the city, as described in Chapter 4.14, Traffic and Transportation. Development under the proposed General Plan would constitute a long-term commitment to residential, commercial, industrial, parking, public, and other urban uses, as well as the traffic impacts resulting from new development.

Irreversible Damage from Environmental Accidents

Irreversible changes to the physical environment could occur from accidental release of hazardous materials associated with development activities. However, compliance with State and federal hazardous materials regulations and local emergency plans, as discussed in Chapter 4.8, Hazards and Hazardous Materials, would reduce this potential impact to a less-than-significant level. No other irreversible changes are expected to result from the adoption and implementation of the proposed General Plan and ECAS.

Large Commitment of Nonrenewable Resources

Implementation of the proposed General Plan and ECAS would result in the commitment of limited, renewable resources such as lumber and water. In addition, development allowed by the proposed General Plan would irretrievably commit nonrenewable resources for the construction and maintenance of buildings, infrastructure, and roadways. These non-renewable resources include mined materials such as sand, gravel, steel, lead, copper, and other metals. Although the draft General Plan represents a smaller development scenario than the original Preferred Land Use Alternative, build-out of the proposed General Plan also represents a long-term commitment to the consumption of fossil fuels, natural gas, and gasoline. Increased energy demands would be used for construction, lighting, heating, and cooling of residences, and transportation of people within, to, and from the EIR Study Area. Proposed General Plan Goals COS-10 and COS-11 and their associated policies and actions would promote energy conservation, which could minimize or incrementally reduce the consumption of these resources. In addition, the proposed ECAS includes measures to promote energy conservation and the development of renewable energy in Vacaville. In particular, Measure GB-1 requires energy-efficient buildings that exceed Title 24 standards, Measure EC-4 requires energy efficiency improvements at the time of a property transfer, Measure RE-1 directs the City to develop an alternative energy development plan, and Measures RE-3, RE-4, and RE-6 include solar-related requirements for new development.

Cumulative Impacts

Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative effects of a project. Cumulative impacts result from the combination of the project impacts together with other reasonably foreseeable projects causing related impacts. The cumulative impacts of the proposed General Plan are addressed in the environmental impact analysis in the EIR and identified in the listing of impacts in Section III., above. For the proposed General Plan, the cumulative effects occur from development under the proposed General Plan within the City, combined with effects of development on lands around the City and in the region. The cumulative impact analysis discussions are detailed in Sections 4.1 through 4.15 of the Draft EIR. The cumulative analyses take into account general plan information for Solano County

and the cities located in Solano County, including Benicia, Dixon, Fairfield, Rio Vista, Suisun City, and Vallejo, and where appropriate also consider projections for wider areas such as the air basin.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council has reviewed the significant impacts associated with the reasonable range of alternatives analyzed in the EIR and as originally proposed, and has made changes or alterations to the proposed project, and has incorporated these as a final proposed General Plan. These revisions to the proposed General Plan were made following public comment and testimony before both the Planning Commission and City Council, which included extensive written and oral comments made by community members and interested persons during the review process. The proposed project incorporates elements of the Revised Focused Growth Alternative and components of the original Preferred Land Use Alternative. City Council discussions and direction regarding the East of Leisure Town Road Growth Area resulted in a combination of the original Focused Growth Alternative and the Planning Commission's recommended Revised Focused Growth Alternative for the East of Leisure Town Road Growth Area. The proposed General Plan, therefore, contains the revisions directed by the City Council to address concerns about the extent and timing of future growth in the East of Leisure Town Road Growth Area, specifically reducing the overall development potential for that growth area to approximately 2,175 dwelling units. The proposed General Plan also incorporates policies and actions LU-P19.1 – P19.6 and LU-A19.1 – A19.3 into the General Plan to address triggers for re-designating Urban Reserve lands to urban land uses and comprehensively planning for uses in the new growth areas. The final revisions to the East of Leisure Town Road Growth Area reduce the impacts of the proposed General Plan (Additional Analysis for changes to Draft General Plan, pages 1 – 24) because the revised land use diagram will not place urban land use designations out to the full extent that could be permitted within the UGB and the proposed General Plan represents a more conservative land use plan than the original Preferred Land Use Alternative for this growth area.

To the extent the effects of those final revisions or alterations are within the responsibility or jurisdiction of the City of Vacaville to implement or enforce, the City Council finds them to be feasible and effective. The City Council finds that the potentially significant impacts will be reduced from the level of impact identified in the Draft EIR and that the Final EIR (including Additional Analysis for changes to the Draft General Plan, and the Final EIR Addendum) includes the analysis finding that the EIR adequately addresses the effects of the final proposed General Plan that amends the original Preferred Land Use Alternative. In some cases, those impacts are reduced to less-than-significant levels, either by the policies and actions included in the proposed General Plan, or by the mitigation measures incorporated from the Draft EIR and Final EIR into the proposed General Plan. All mitigation measures identified in the Draft EIR, Final EIR, and Addendum to the Final EIR are incorporated into the proposed General Plan. In some cases, however, there are no feasible measures available or measures within the City's jurisdiction and control to avoid or reduce the potential impacts to a less-than-significant level. Accordingly, the City Council finds in Section III. B., above, that certain impacts of the proposed General Plan, will remain significant and unavoidable.

Pursuant to Public Resources Code Section 21081 and CEQA Guideline 15093, the City Council hereby finds that the specific overriding economic, legal, social, technological, and other benefits of the proposed General Plan outweigh these significant and unavoidable

impacts. The specific reasons for this finding, based on substantial evidence in the record, constitute the following "Statement of Overriding Considerations."

On the basis of the above findings and the substantial evidence in the record of this proceeding, the City Council specifically finds, and therefore makes this Statement of Overriding Considerations, that as a part of the process of obtaining project approvals, all significant effects on the environment with implementation of the proposed project have been eliminated or substantially lessened where feasible. Furthermore, the City Council determines that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following independent overriding considerations, each one of which by itself justifies the statement of overriding considerations:

1. The proposed General Plan and ECAS represent a growth vision that accommodates a balance between the City's projected need for growth and the quality of life that the community seeks to achieve.

2. The General Plan process involved several plan revisions that represent a balance between the many competing interests of community members and agencies who have participated in the General Plan process and that the proposed General Plan and ECAS represent the balance between land uses that best achieves the goals of the varied interests of the community.

3. The proposed General Plan land uses for the new Growth Areas represent a less robust development plan than originally considered while providing adequate growth area to accommodate the City's projected residential growth needs and the City's desire to have land use areas prepared for non-residential, employment growth.

4. The proposed General Plan land use diagram provides areas for potential economic development on lands that are less desirable for agriculture and that contain less prime agricultural soils, while also providing land use policies that will ensure orderly development processes for prime agricultural lands within the Urban Growth Boundary.

5. The proposed General Plan and ECAS contain goals, policies, and actions that will preserve the community's "small town feel" and maintain a family-friendly city by providing space for the continued growth of existing neighborhoods as well as the creation of new neighborhoods in the new Growth Areas that will bring high quality developments to the City.

6. The General Plan contains a balance of land uses and policies that will maintain and support the economic viability of the City's historic Downtown area and will create improved opportunities for development within and adjacent to the Downtown area and of underutilized, older commercial sites throughout the City. This development strategy is accomplished by including such steps as designating a mixed-use land use designation on the General Plan land use diagram and directing the City to amend the Land Use and Development Code to provide development standards for a new Mixed-Use Zone District. The proposed General Plan also contains policies and actions under Land Use Goal LU-17 to support a greater variety of uses within the Downtown, to encourage preservation of the Downtown's historic character, and to support the creation of a Downtown Specific Plan, which includes policies that will promote a vibrant Downtown.

7. The proposed General Plan contains a reasonable amount of residential land use designation in the East of Leisure Town Road Growth Area needed to meet the City's projected housing needs that promotes a balance of high-quality housing and neighborhood commercial development within the UGB and establishes a comprehensive planning process for the consideration of any future additional residential development based on projected needs and past development activity under Land Use Goal LU-19.

8. The proposed General Plan contains land use and economic development policies and actions that support existing businesses while helping to attract new businesses, particularly uses that reflect community aspirations for new economic growth and uses reflecting the findings of studies analyzing the alignment between the City's economic vitality strategy and the land uses in the proposed General Plan. These policies include LU-P3.2 to ensure that new growth is managed in a way to ensure adequate services are provided to existing businesses. In addition, Policy LU-P4.3 and action LU-A4.1 direct the City to implement, update, and maintain the City's economic vitality strategy, and Goals LU-6 and LU-15 contain policies and actions to promote the planning and financing of infrastructure and preparation of attractive industrial areas that will promote economic development within the City.

9. The proposed General Plan and ECAS land uses and policies will foster community-oriented neighborhoods that are diverse, attractive, safe, walkable, and affordable by including an extensive system of new infill facilities and trails and extensions of existing pedestrian and bicycle networks within the City. The proposed General Plan encourages the development of different types of residential neighborhoods to provide high quality residential environments (Goal LU-12). The proposed General Plan provides for Complete Streets through the policies and actions of Goal TR-7. The proposed General Plan supports an expansion and improvement of the City's bicycle and pedestrian network by requiring new development to include non-vehicular transportation features (Goal TR-8), including policy TR-P8.5 to enhance and improve bicycle connections between neighborhoods and parks, schools, and shopping areas. Goal TR-9 directs the City to ensure an improved pedestrian network. Proposed ECAS measures LU-2, LU-3, and LU-4 require provision of pedestrian and bicycle connections in new neighborhoods, traditional street pattern designs, and adequate pedestrian access to or through new development for convenient, safe access from residential areas to shopping, employment, recreation, and school uses.

10. The proposed General Plan and ECAS incorporate a combination of non-vehicular and vehicular transportation improvements that meet the transportation challenges of the future so that people can travel safely and conveniently on foot or by car, air, bicycle, and mass transit. These measures include providing for adequate right-or-way to meet roadway capacity needs in the future (Policy TR-P4.3), maximizing the efficiency of the roadway network (Policies TR-P5.1 – P5.5), and policies to provide for a balanced transportation network that accommodates pedestrians, bicyclists, and vehicular traffic on the City's roadway network (Policies TR-P7.1 – P7.8). The proposed General Plan includes new off-street paths that will connect portions of neighborhoods (such as the Rocky Hill Trail area) and fill gaps in the existing bicycle and pedestrian network throughout the city (Figure TR-2, Existing and Planned Bicycle Facilities and ECAS Measures TR-10 and TR-12). The proposed General

Plan also includes policies that ensure compatibility between the City's land use plans and the airports within and near Vacaville (Policies LU-P27.1 – P27.7) and directs the City to ensure continued consistency with the adopted land use compatibility plans for Nut Tree Airport and Travis Air Force Base (Actions TR-A27.1 and A27.2).

11. The proposed General Plan and ECAS include new policies relating to the planning of neighborhood streets that will lessen or avoid the problems created by traffic cutting through neighborhoods. The General Plan also includes policies relating to the planning of new streets that will minimize the impacts of traffic on existing neighborhoods (Policies TR-P6.1 – 6.4). The proposed General Plan directs City traffic away from the unincorporated Locke-Paddon neighborhood (Draft EIR, Table 14.4-10, and Policy TR-P6.5: Provide support, through City actions and/or roadway improvements, to Solano County in implementing traffic calming measures that reduce through-traffic in unincorporated neighborhoods near Interstate 80, including the Locke-Paddon Colony) and designates primary travel routes around existing neighborhoods (Policies TR-P6.2 and P6.4 and implementation Action TR-A6.1).

12. The proposed General Plan will further the City's objectives of providing a balance of new residential and employment growth areas. The proposed General Plan contains adequate housing supply for expected population growth as described in the Additional Analysis for Changes to the Draft General Plan, dated February 27, 2015. Policies and actions under Land Use Goal LU-15 promote development of a diversity of sites that will be attractive to potential employment uses and will assist developers in identifying potential economic development opportunities for the community. This balance of land uses will provide growth opportunity for the community and will provide landowners with the best economic use and value for their property. The proposed General Plan contains policies and actions to ensure compatibility between the City's economic development plans and land use development plans (Actions LU-A3.6, Policies LU-P4.1 – P4.3, Actions LU-A4.1, LU-A15.1 and LU-A15.2).

13. The proposed General Plan will create new land use designations including the mixed-use designation that will promote a variety of housing types and opportunities and assist the City in revitalizing existing areas of the city and meeting its housing goals and policies (General Plan Land Use Diagram and ECAS Measure LU-5).

14. The proposed General Plan will strengthen the City's goals to provide housing for all needs in the community by supporting the policies and goals in the Housing Element by providing land use designations that allow a variety of housing styles, types and densities throughout the City. The proposed General Plan includes two new land use designations: Mixed Use and Residential Medium High Density. These new land use designations will expand permitted housing types within the City. In addition, the proposed General Plan amends the minimum permitted density for properties designated as Residential High Density (RHD) to 20 units per acre. This minimum density is consistent with the minimum default density for accommodating lower-income households identified by State Housing Element law (AB 2348 (Mullin)). (General Plan Land Use Diagram and Land Use Element, "General Plan Land Use Designations, Residential and Commercial" descriptions, and Land Use Element, "Boundaries and Overlays" description).

15. The proposed General Plan supports the City's two Priority Development Areas (PDA), as approved by the Association of Bay Area Governments (ABAG) and as designated in *Plan Bay Area 2013*, the region's State-mandated sustainable communities strategy plan (Draft EIR, 4.10-19 – 23). The proposed General Plan increases the permitted density within the Residential Urban High Density Overlay District, which is located in the Downtown Vacaville PDA, from a maximum of 36 units per acre to up to 65 units per acre. The proposed General Plan also designates properties within both the Downtown Vacaville PDA and the Allison/Ulatis PDA as Mixed Use (General Plan Land Use Diagram and Land Use Element, "General Plan Land Use Designations, Residential and Commercial" descriptions, and Land Use Element, "Boundaries and Overlays" description).

16. The proposed General Plan and ECAS will further the City's goal of protecting its unique identity in several ways by: (1) incorporating new goals, policies to create positive change and actions; and (2) maintaining goals, policies, and actions that the community considers valuable for creating the existing, attractive city that Vacaville has become. The proposed General Plan protects the identity of Vacaville through the preservation of agricultural lands, including provisions for agricultural buffers. These buffers are indicated on the proposed Land Use Diagram of the proposed General Plan, and detailed through proposed Land Use Policy LU-P8.1 and Conservation and Open Space policies and actions contained in proposed General Plan Goals COS-4 and COS-5. Proposed Action COS-A3.1 and Policies COS-P4.1, P4.2, P4.5, and P4.6 minimize the impact of urban growth on the continued agricultural use of land beyond the designated Urban Growth Boundary (Draft EIR, pages 4.2-16 – 4.2-21, Final EIR, pages 3-10 and 3-11, Addendum to Final EIR, pages 3-1 – 3-3). The proposed buffers and implementation policies will maintain Vacaville as a free-standing community surrounded by farmland, hills and open space as stated in proposed General Plan Goal LU-1 and policy LU-P1.1. The proposed General Plan also includes the creation of new park and open-space lands by adding new community and neighborhood parks to the City's inventory of park sites (Parks and Recreation Element, Figure PR-4 and Table PR-3, Additional Analysis for Changes to Draft General Plan, pages 18 – 20). New categories of park and recreation spaces are incorporated into the proposed General Plan that will expand the types of facilities available to the community (COS-P1.5). The proposed General Plan also adds a category of accessible open space lands to the General Plan (Park and Recreation Element, page PR-4, and Figure PR-2), which describes how the proposed General Plan will protect open spaces within the City. The proposed General Plan creates an Urban Reserve land use designation that establishes comprehensive planning and timing triggers for amendments to planning policies before such lands can be designated for urban land uses. These policies and actions provide a balanced, comprehensive planning process for the consideration of new growth in to agricultural lands and strengthen the City's planning process for consideration of future urban growth (Land Use Element, description of Other Classifications, proposed Land Use Diagram, and Land Use Policies and Actions LU-19.1, P19.4, and P19.5, and Actions LU-A19.1 and A19.3).

6 MITIGATION MONITORING AND REPORTING PROGRAM

This chapter provides a Mitigation Monitoring and Reporting Program (MMRP) for the Vacaville General Plan and Energy Conservation Action Strategy (ECAS). The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the project. The MMRP includes the following information:

- A list of mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

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

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIOLOGICAL RESOURCES					
BIO-1: Preservation and restoration of habitat for species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR shall occur in the same level or higher level conservation area as the direct impact occurs (i.e. impacts to habitat in Medium Value Conservation Areas will be mitigated in Medium to High Value Conservation Areas, but impacts to habitat in Low Value Conservation Areas shall be mitigated in either Low or Medium Value Conservation Areas). Compensation for indirect impacts will be assessed on the location/conservation value of the habitat that is indirectly impacted and not the location of project activity (i.e. if a project activity will indirectly impact a habitat for species in a Medium Value Conservation Area but the project is located in a Low Value Conservation Area, compensatory mitigation shall be based on the type of habitat that is being indirectly impacted (in this case Medium Value Conservation Area) rather than the lower value project area. All mitigation ratios are based on impacts as assessed by acreage. 1. **Medium Value Conservation Areas** (see Subareas 2C, 2D, and 2N in Figure 4.4-3) a. **Wetland Component Direct Impacts:** Preserve vernal pool and swale habitats at a ratio of 2:1, and restore vernal pool and swale habitats at a ratio of 1:1 if restored habitats are in place and functional at the time of impact or at a 2:1 ratio if habitats are restored concurrent with the impact. b. **Wetland Component Indirect Impacts:** Preserve vernal pool and swale habitats at a ratio of 1:1 for avoided wetlands within 250 feet of proposed development. c. **Upland Component Direct Impacts:** In Subarea 2C, preserve upland habitat at a ratio of 3:1. In the remaining subareas, preserve upland habitat at a ratio of 2:1. d. **Upland Component Indirect Impacts:** Preserve	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project prior to construction; annually for two wet seasons after completion of project. Additional monitoring and remedial measures may be required if hydrology is not reestablished

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
avoided upland habitat at a ratio of 1:1 within 250 feet of proposed development.					
2. **Low Value Conservation Areas and Seasonal Wetlands in Agricultural Areas Outside of a Medium Value Conservation Area** (See Subarea 3 in Figure 4.4-3)					
a. **Wetland Component Direct Impacts:** Preserve vernal pool and swale habitats at a ratio of 1:1, and restore vernal pool and swale habitats at a ratio of 1:1 if restored habitats are in place and functional at the time of impact or at a 2:1 ratio if habitats are restored concurrent with the impact.					
b. **Wetland Component Indirect Impacts:** Preserve vernal pool and swale habitats at a ratio of 1:1 within 100 feet of proposed development.					
3. **Mitigation for Temporary Impacts to Seasonal Wetlands and Uplands in all Conservation Areas:** Temporary impacts to seasonal wetlands and uplands in all vernal pool conservation areas shall be subject to the mitigation and monitoring requirements described below. Temporary impacts to wetlands shall be calculated for the entire wetland in which the impact occurs and not just the portion disturbed by the temporary impact.					
a. **Temporary and Short-Term Impacts:** All temporary impacts lasting no more than one growing season to seasonal wetlands and uplands in all vernal pool conservation areas shall be mitigated by restoring the existing wetlands and uplands and providing additional preservation of wetlands and uplands at a 1:1 ratio. Impacts lasting no more than two growing seasons shall be mitigated by restoring the existing habitats and providing additional wetland and upland preservation at a 1.5:1 ratio. Impacts lasting longer than two growing seasons shall be mitigated at the standard Conservation Area ratios described above under conditions BIO-1-1 and BIO-1-2.					
b. **Restoration and Monitoring Plan:** The applicant					

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
shall provide a restoration plan consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP, including acceptable financial assurances, for review and approval by the City and other applicable regulatory agencies, to ensure successful implementation of the habitat restoration. All temporarily impacted wetlands shall be monitored for a minimum of two wet seasons to document that hydrology has been restored to pre-project conditions. Additional monitoring and remedial measures may be required if hydrology is not reestablished. The mitigation ratios described above are applicable to all seasonal wetlands (i.e. saturated, seasonally flooded, and areas subject to temporary flooding sufficient to create wetlands). Conservation actions for streams and semi-permanently to permanently flooded wetlands in the valley floor grassland and vernal pool natural community are addressed under Mitigation Measures BIO-5, BIO-6, BIO-7, and BIO-9.					
BIO-2: All impacted seasonal wetlands shall be characterized according to the types below and mitigated by preservation of the same category of wetland according to the ratios in Mitigation Measure BIO-1. Seasonal wetland categories are as follows: ♦ **Pools:** Greater than 1 inch of standing water for more than ten continuous days with short (less than three weeks) to long (more than three weeks) durations of standing water, clear to moderate turbidity, and exhibiting significant vegetation cover. ♦ **Playa Pools:** Greater than 1 inch of standing water for more than ten continuous days with long (more than three weeks) to very long durations of standing water, moderate to high turbidity, and exhibiting sparse vegetation cover (typically	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
found in association with Pescadero Series Soils; often referred to as playa-type pools). ♦ **Swales or Mesic Grassland:** Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days. ♦ **Alkaline Flats and Meadows:** Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days and exhibiting indicators of high alkalinity (salt deposits on soil surface, presence of salt-tolerant plants). Deviations in the required mitigation acreage by type or category may be permitted by the City and other applicable regulatory agencies. Under Mitigation Measure BIO-1, conservation habitats shall be proportional to impacts to the species and their associations (e.g. impacts to pool-dependent species such as vernal pool fairy shrimp shall not be mitigated by preservation of more abundant swale or mesic grasslands that do not support the species).					
BIO-3: All direct impacts to extant stands of Contra Costa goldfields shall be mitigated by establishing new, self-reproducing populations of Contra Costa goldfields at a ratio of 4:1 (acres protected to acres impacted). This restoration requirement may be met by establishing new Contra Costa goldfield populations at a single-project mitigation site or by purchasing credits at an approved mitigation bank authorized to sell credits for this species in an amount equal to the 4:1 mitigation ratio. Guidelines for establishing Contra Costa goldfields and the release schedule for mitigation credits at the commercial mitigation banks will be specified in the bank-enabling agreements. Mitigation at single-project mitigation sites would be subject to the same conditions as the commercial mitigation banks. Establishment criteria shall also adhere to all the following conditions: 1. Impacted habitat area for which mitigation is required shall be equal to the entire occupied pool/swale area, and shall not just be limited to the area with Contra Costa goldfield cover in the impacted pool.	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project prior to start of construction; annual monitoring of mitigation site for five years after planting of new population

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
2. Contra Costa goldfield populations and other species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (including vernal pool fairy shrimp, conservancy fairy shrimp, vernal pool tadpole shrimp, and mid-valley fairy shrimp) shall be established in constructed, restored, and enhanced wetlands in the known range of these species in Solano County.					
3. Seed used to establish new populations of Contra Costa goldfields may be obtained from any Core Population Area, as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Seed collection shall not affect more than 10 percent of an individual preserved population. Seed and top soils shall be salvaged from occupied vernal pools and other wetlands in an impacted area prior to initiation of ground-disturbing activities.					
4. Restoration may occur in existing preserved pools currently lacking Contra Costa goldfields or in restored pools and swales in other Core Areas as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. New populations must be established in currently unoccupied habitat.					
5. Re-established populations will be considered self-reproducing when:					
a. Plants re-establish annually for a minimum of five years with no human intervention such as supplemental seeding, and habitat areas contain an occupied area and flower/plant density comparable to existing occupied habitat areas in similar pool types and Core Areas.					
If Contra Costa goldfields cannot be established at the mitigation site within five years according to the conditions above, the					

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
preserved wetland restoration acreage shall be increased by 50 percent. The applicant shall provide bonds or other acceptable financial assurances, subject to approval by the City and USFWS to ensure implementation of such measures.					
BIO-4: Mitigation shall be required for any impacts in the known or potential range of the California tiger salamander (see Figure 4.4-4). Mitigation shall include preservation, enhancement, and restoration/establishment of suitable upland habitat, and preservation and construction/creation of new breeding habitat consistent with the mitigation requirements specified in Mitigation Measure BIO-1, subject to the following additional requirements. 1. **Breeding Habitat Mitigation:** Direct and indirect impacts to all suitable California tiger salamander breeding habitat in the known or potential range of the species (Figure 4.4-4) will be mitigated by preserving known breeding habitat at a 3:1 ratio and creating new breeding habitat at a ratio of 2:1 or 0.35 acres, whichever is greater. All preserved and created/established breeding habitat shall be contiguous to at least 350 acres of preserved upland habitat, and created breeding habitat shall be located within 2,100 feet of known breeding habitat. a. All new breeding habitat shall be located within 2,100 feet of a known breeding site and be situated in a contiguous reserve/preserve area of 350 acres or more of suitable habitats. This may include other parcels if the lands are protected by conservation easements and are managed consistent with the Solano HCP Reserve Criteria or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. For some existing preserved areas/mitigation sites, this may require that management agreements and endowments be extended to these sites. b. New breeding habitat can consist of multiple sites within 1,300 feet of each other. All new created breed-	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
ing habitats shall be 0.2 acres to 0.35 acres in size unless otherwise approved by the City, USFWS, and CDFW. 2. **Upland Habitat Mitigation:** Impacts to uplands and other movement habitats (i.e. seasonal wetland swales and meadows) in the known or potential range of the California tiger salamander (Figure 4.4-4) shall be mitigated at the ratios as described in Mitigation Measure BIO-1 for Subarea 2C (Figure 4.4-3, 2:1 ratio), subject to the following additional conditions: a. All upland mitigation preservation shall be within 2,100 feet of known breeding habitat or within 1,300 feet of constructed breeding habitat if the constructed breeding habitat is within 2,100 feet of known breeding habitat. b. New breeding habitat shall be established at a ratio of 0.001 acres per acre of upland directly and indirectly impacted by a project. c. Preserves established for California tiger salamander mitigation shall include measures for restoration of upland mounds, where applicable, in order to provide increased burrowing habitat for fossorial rodents and California tiger salamanders above the shallow, rainy-season water table.					
BIO-5: Mitigation for permanent impacts to riparian, streams and their tributaries, and freshwater marsh habitat associated with riverine systems in the EIR Study Area shall be provided through restoration of in-kind habitat. Restoration of riparian habitat or creation of new habitat must occur either on site, at an approved mitigation bank, or at another high-quality site, and must be capable of supporting similar quality and species as the impacted site. All Riparian Restoration Plans shall be reviewed and approved by the City and CDFW. Restoration and enhancement activities shall be directed toward severely degraded stream segments in Priority Drainages and Watersheds (Figure 4.4-5). Basic mitigation requirements are based on impact area,	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project prior to start of construction; monitoring of mitigation site for five years after planting of new population. Additionally, the five-year

TABLE 6-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
vegetation replacement, and designated conservation values of the riparian, stream, and freshwater marsh habitat as assessed in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. 1. **Vegetation**. All native, woody vegetation greater than 1 inch in diameter shall be replaced by planting native woody vegetation to at the following minimum ratios and performance standards:					monitoring period for documenting successful establishment may be extended if the mitigation is not performing adequately. At a minimum, the determination of success monitoring shall require at least two years without significant intervention (e.g. additional plantings or irrigation).

Vegetation Replacement Size (inches)[a]	Native Species (Except Oaks and Elderberry)[b]	Oak Species[c]	Nonnative Species
Priority Drainages			
<12	3:1	5:1	1:1
12–24	6:1	7:1	2:1
>24	10:1	12:1	3:1
Non-Priority Drainages			
<12	3:1	5:1	1:1
12–24	4:1	7:1	1.5:1
>24	6:1	12:1	3:1

Note: *Performance Criteria* – The number of native riparian plants that become established at the end of the five-year monitoring period shall equal a minimum of 80 percent of total required plantings. Established plants may include natural regeneration and volunteer plants.

[a] Trees shall be measured at diameter at breast height (dbh); multiple trunked trees shall be reported as the cumulative total of all trunks. Shrubs shall be measured at the midpoint of the main trunk (the ground and the first major branch).

[b] Elderberry replacement ratios and other associated mitigation requirements are prescribed in Mitigation Measure BIO-9. Tree and shrub replacement requirements under this mitigation measure may be used to fulfill all or contribute to the associated native woody riparian vegetation requirements prescribed under Mitigation Measure BIO-9.

[c] Because of slow growth rates, oak species require higher replacement ratios. If acorns are used instead of seedlings (at least one year old), planting ratios shall be doubled.

[d] The five-year monitoring period for documenting successful establishment may be extended if the mitigation is not performing adequately. At a minimum, the determination of success monitoring shall require at least two years without

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency

significant intervention (e.g. additional plantings or irrigation). Vegetation may need to be planted at higher ratios, depending on site conditions, in order to account for mortality of planted material.

The goal of the riparian vegetation replacement is to contribute to the establishment of a multi-story riparian community with a variety of native riparian species appropriate for the mitigation site. Plantings are not required to directly replace impacts on a species-by-species basis.

2. **Area.** Riparian mitigation planting shall also achieve the following area criteria based on whether the mitigation is achieved through enhancement (e.g. supplemental planting of existing riparian habitats) or through establishment of woody riparian habitats (e.g. existing or created channel lacking native woody riparian vegetation):

	Priority Drainages		Non-Priority Drainages	
	Enhance-ment	Created/ Restored	Enhance-ment	Created/ Restored
Area Ratios	4:1	2:1	3:1	2:1

3. **Hydrological and Biological Connectivity:** Mitigation for permanent impacts to third and higher order streams and second order streams with riparian vegetation shall maintain the hydrologic and biological connectivity between downstream and upstream areas. Facilities such as bridges, culverts, outfalls, and grade control structures shall not create cumulative gaps in the channel or riparian corridor greater than 300 feet. Bypass or rerouted channels shall be constructed where necessary to replace impacted habitats and to limit gaps between existing riparian habitats.

   Note: The intent of requiring mitigation for removal of nonnative trees and shrubs is to protect riparian habitat. It is not intended to require mitigation for the removal of

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
nonnative trees or shrubs as a part of riparian restoration or enhancement projects. The above measure applies to waterways subject to State regulation under Section 1602 of the Fish and Game Code and Porter-Cologne Water Quality Act and waters of the United States subject to regulation under the federal Clean Water Act.					
BIO 6: Mitigation for direct impacts to pond or freshwater marsh habitat not hydrologically connected to streams shall be provided at a 2:1 ratio. This mitigation may be achieved by creating/restoring on-site open space areas with a minimum 100-foot-wide buffer, establishing an endowment or other suitable funding source for long-term management of the mitigation habitat, or purchasing credits at an approved mitigation bank.	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project
BIO 7: Mitigation for direct impacts to seasonal wetlands in the Inner Coast Range shall be provided at a 2:1 ratio.	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project
BIO-8: Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitat (e.g., riparian, stream, pond, and freshwater marsh habitats) outside of the California Red-Legged Frog Conservation Area shall be provided through the construction and/or restoration of similar habitats at a prescribed ratio (acres restored to acres impacted) consistent with Mitigation Measure BIO-5, and provide an endowment fund or other approved funding source to implement management plans for preserved lands in perpetuity consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval	Once per development project
BIO 9: Where removal of elderberry shrubs or their stems measuring 1 inch in diameter or greater is unavoidable, these impacts shall be mitigated. Removal of elderberry shrubs or stems 1 inch in diameter or greater and associated riparian vege-	Project applicants	Prior to issuance of grading, construction, or building permits. Transplanting shall	City of Vacaville Community Development Department and	Plan review and approval	Once per development project

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
tation shall not create gaps in a riparian corridor greater than 300 feet. Mitigation will include salvaging and replanting affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants according to the following criteria: 1. **Transplanting Removed Elderberry Shrubs.** Transplant removed elderberry shrubs to an approved, secure site, such as an approved mitigation bank location in Solano County or non-bank relocation site to be approved by the City and USFWS. All non-bank relocation sites shall meet the minimum reserve standards identified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1. that shall be based on the principles found in the current working draft of the Solano HCP (e.g. site shall be protected by a conservation easement or other applicable protection measure, and funding shall be provided for long-term monitoring and maintenance). Transplanting shall occur between June 15 and March 15 (November through February is the optimal period for transplanting). Elderberry may not be transplanted between March 16 and June 14 except where isolated bushes are located more than 0.5 miles from other suitable valley elderberry longhorn beetle habitat and no signs of use (e.g. exit holes) have been identified. 2. **Mitigation for Whole Shrub Removal.** For each removed elderberry bush, plant a minimum of five elderberry seedlings or rooted cuttings and five associated native, woody riparian plants in the mitigation area, or purchase applicable credits from a mitigation bank approved under the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 (that shall be based on the principles found in the current working draft of the Solano HCP) to sell valley elderberry longhorn beetle credits. 3. **Mitigation for Trimming/Removal of Stems 1 Inch in Diameter or Greater.** For every ten elderberry stem 1 inch in diameter or greater that are trimmed/removed, plant two		occur between June 15 and March 15.	Solano County Water Agency		

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
elderberry seedlings and two associated native, woody riparian plant seedlings. Mitigation plantings shall occur, to the maximum extent practicable, in areas adjacent to the impact area and/or in existing gaps in riparian corridors. Priority areas for riparian revegetation and planting of elderberry include Alamo and Ulatis Creeks. The requirements for associated native, woody riparian plant establishment may be fulfilled in combination with the woody riparian vegetation replacement requirements prescribed under Mitigation Measure BIO-5.					
BIO-10: Long-term impacts to Swainson's hawk foraging habitat in the irrigated agriculture conservation area (Figure 4.4-6) shall be mitigated through the preservation (conservation easement) and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact). All mitigation areas shall remain in "agricultural production" provided these activities are consistent with the economics of agricultural operations. The following activities shall also be prohibited on the mitigation area in order to promote value for Swainson's hawk foraging: ♦ Permanent plantings of orchards and/or vineyards for the production of fruits, nuts, or berries. ♦ Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as the annual crops cotton and rice. ♦ Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes. ♦ Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, and flowers. ♦ Commercial greenhouses or plant nurseries. ♦ Commercial aquaculture of aquatic plants and animals and their byproducts. ♦ Commercial wind energy development. Mitigation shall be provided in the Irrigated Agriculture Potential Reserve Area (as depicted in the Swainson's Hawk Potential	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department	Plan review and approval	Once per development project

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Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.					
BIO-11: Long-term impacts to Swainson's hawk foraging habitat in the valley floor grassland conservation area (Figure 4.4-6) shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact) and subject to species management requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture or Valley Floor Grassland Potential Reserve Areas (see the Vernal Pool Potential Preserve and Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Preservation of valley floor grassland habitat may be satisfied through Mitigation Measure BIO-1 if the minimum 1:1 ratio for foraging habitat is achieved.	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department	Plan review and approval	Once per development project
BIO-12: Long-term impacts to grassland and oak savanna habitat in the Inner Coast Range conservation area (Figure 4.4-6) shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact) and subject to species management requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture, Valley Floor Grassland, or Inner Coast Range Potential Reserve Areas (see the Vernal Pool Potential Preserve and Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. *Exceptions:* Impacts that are likely to have minimal effects on the	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department	Plan review and approval	Once per development project

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
extent and quality of Swainson's hawk foraging habitat are exempt from Swainson's hawk foraging habitat mitigation requirements. Such activities include: projects affecting less than one year of forage production, activities related to establishment of natural habitats (e.g. aquatic, riparian, and grassland habitats), construction of infill developments that are less than 5 acres in size and surrounded by urban development and other minor public and private facilities accessed via existing roads or that impact less than 0.5 acres of potential Swainson's hawk foraging habitat (e.g. pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities).					
BIO-13: Mitigation for the permanent (i.e. more than one season) disturbance, destruction, or conversion of burrowing owl habitat[36] for urban development or other permanent facilities shall be provided at a 1:1 ratio. Project sites that have been occupied during the nesting season at any time during the past three years or found to be nesting at the time of pre-construction surveys will be considered occupied by owls and require additional nesting habitat mitigation (described in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP). All burrowing owl habitat affected either directly, indirectly, or cumulatively by the project will be subject to the compensation requirement. Mitigation lands used to satisfy mitigation measures for other natural communities and/or species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (i.e. valley floor grassland and vernal pool natural community [excluding the wetland restoration/construction component], coastal marsh natural community, Swainson's hawk, California red-legged frog, and callippe silverspot butterfly) can be used to satisfy burrowing owl conservation if the reserve area meets the basic burrowing owl reserve management standards and criteria specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department	Plan review and approval	Once per development project

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Exemptions: Infill projects less than 5 acres in size and surrounded by urban development would have minimal effects on the extent and quality of burrowing owl habitat and are exempt from burrowing owl foraging habitat mitigation requirements unless a known or active nest is present. Additionally, project proponents are obligated to avoid destruction of active burrowing owl nests and take of burrowing owls in compliance with the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503.5 and to meet the requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.					
BIO-14: If construction of pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities (but excluding restoration and reserve management activities) will result in temporary impacts to occupied burrowing owl habitat (e.g. closure, collapse due to ground disturbance, or disturbance in the construction zone), impacts shall be mitigated according to the following criteria at all times of the year: 1. **Temporary Impacts Less Than or Equal to 1 Acre in Size:** Install five burrows within 330 feet of the edge of the construction area if suitable contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. This condition may be waived if an approved biologist, the City, and CDFW determine that the contiguous area already contains suitable donor burrows. Maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls. a. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project. b. Artificial burrows will be maintained by the applicant who owns the project that results in burrow or habitat	Project applicants	Prior to issuance of grading, construction, or building permits	City of Vacaville Community Development Department and Solano County Water Agency	Plan review and approval; site inspections	Once before construction begins, annually during construction, and two years following completion of construction. Disturbed areas shall also be monitored the following breeding season to determine if the owls return to the area to nest.

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re-established on the construction site. 1) If burrows have not been re-established on the construction site within two years but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required. 2) If the burrows have not been re-established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13. c. The disturbed area shall also be monitored the following breeding season to determine if the owls return to the area to nest. If the owls do not return or relocate to a nearby site, the impacts will be required to provide additional mitigation per the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. d. If the above measures cannot be implemented because adequate habitat is not present in surrounding, contiguous lands, impacts shall be mitigated per the requirements of the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. 2. **Temporary Impacts Greater Than 1 Acre in Size:** Install ten burrows/acre within 330 feet of the construction area if at least 7 acres of contiguous habitat remains and no more					

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than one pair of owls without eggs or young in the nest is displaced. Also maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls. This condition may be waived if an approved biologist, th eCity, and CDFW determine that the contiguous area already contains suitable donor burrows. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project. a. Artificial burrows will be maintained by the applicant that owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re-established on the construction site. 1) If burrows have not been re-established on the construction site but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required. 2) If the burrows have not been re-established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13. b. Temporary impacts that cannot be mitigated with mitigation burrows due to the lack of suitable burrowing owl habitat on a project site or contiguous ownership parcels shall be mitigated by preserving burrowing owl habitat off site at a ratio of 1:1. Sites subject to temporary impacts that are occupied by more than one pair of owls likewise					

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
will be mitigated at a 1:1 ratio. All habitat areas disturbed, destroyed, or converted to non-habitat uses directly, indirectly, or cumulatively will be subject to the mitigation requirement. Compliance with this Mitigation Measure does not allow for the destruction or disturbance of an active nest site.					
NOISE					
NOI-1: The project applicant shall ensure that the following roadway segments shall be re-surfaced with a quiet pavement, such as Rubberized Hot Mix Asphalt – Open Graded (RHMA-O): ♦ Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road ♦ Leisure Town Road from Alamo Drive to Vanden Road ♦ Ulatis Drive from Nut Tree Road to Leisure Town Road	Project applicants with projects affected by identified roadways	Prior to issuance of building permits	City of Vacaville Community Development and Public Works Departments	Project approvals will be conditioned to provide quiet pavement; construction plan review and approval and site inspections shall validate that quiet pavement is specified and provided.	Three times per development project (Conditions, Construction Plans, Inspection)
TRAFFIC AND TRANSPORTATION					
TRAF-1: The City of Vacaville shall implement the following measures [for the Alamo Drive at Marshall Road intersection]: ♦ Southbound approach: Convert the southbound through-right shared lane in order to a through lane and add a southbound right-turn lane to provide an exclusive right-turn lane, a through lane, a left-turn lane. ♦ Westbound approach: Add a left-turn lane on the westbound to provide dual left-turn lanes, two through lanes and a through-right shared lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the Development Impact Fee (DIF) and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-2: The City of Vacaville shall implement the following measure [for the Alamo Drive at Merchant Street intersection]: ♦ Westbound approach: Convert the westbound outer through lane to a through-right shared lane to provide a through lane, a through-right shared lane, a right-turn lane, and two left-turn lanes.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-3: The City of Vacaville shall implement the following measure [for the Allison Drive at Nut Tree Parkway intersec-	City of Vacaville Public Works Department through	When LOS falls below mid-D	City of Vacaville Public Works	Verification that improvement is	Ongoing

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
tion]: ♦ Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide three through lanes and a right-turn lane. ♦ Southbound approach: Convert the southbound left-through lane to an exclusive left-turn lane to provide two left-turn lanes and two through lanes. ♦ Modify the traffic signal phasing to provide a protected left-turn phase on the southbound approach.	implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval		Department	constructed	
TRAF-4: The City of Vacaville shall implement the following measure [for the Leisure Town Road at Alamo Drive intersection]: ♦ Eastbound approach: Add an eastbound left-turn lane to provide dual left-turn lanes, a through lane, and a right-turn lane.	City of Vacaville Public Works Department as plans and construction of Jepson Parkway improvements are considered, as part of the transportation portion of DIF updates, or as project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing; as part of planned improvements for Jepson Parkway or as part of the transportation portion of DIF updates
TRAF-5: The City of Vacaville shall implement the following measures [for the Leisure Town Road at Elmira Road intersection]: ♦ Northbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. ♦ Southbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right lane shared to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. ♦ Eastbound approach: Add a left-turn lane and one through lane, and convert the through-left shared lane to a through lane to provide one left turn lane, two through lanes, and a right-turn lane. ♦ Westbound approach: Add a right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane.	City of Vacaville Public Works Department as plans and construction of Jepson Parkway improvements are considered, as part of the transportation portion of DIF updates, or as project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing; as part of planned improvements for Jepson Parkway or as part of the transportation portion of DIF updates

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
TRAF-6: The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Leisure Town Road at Interstate 80 Eastbound Ramps]: ♦ Eastbound approach: Add a right-turn lane to the eastbound off-ramp approach to provide a left-turn lane, a left-through shared lane, and a right-turn lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval; with Caltrans	When LOS falls below mid-D	City of Vacaville as project(s) impact intersection; Caltrans as cumulative impacts warrant	Verification that improvement is constructed	Ongoing
TRAF-7: The City of Vacaville shall implement the following measures [for the Leisure Town Road at Orange Drive intersection]: ♦ Southbound approach: Add a southbound left-turn lane to provide two left-turn lanes, two through lanes, and a right-turn lane; and prohibit the southbound U-turn movement. ♦ Westbound approach: Modify the traffic signal to provide overlap right-turn phasing for the westbound right-turn movement.	City of Vacaville Public Works Department as plans and construction of Jepson Parkway improvements are considered, as part of the transportation portion of DIF updates, or as project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing; as part of planned improvements for Jepson Parkway or as part of the transportation portion of DIF updates
TRAF-8: The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Allison Drive intersection]: ♦ Northbound approach: Convert a northbound through lane to a right-turn lane to provide two left-turn lanes, one through lane, and two right-turn lanes; and modify the traffic signal phasing to provide overlap northbound right-turn movement. ♦ Westbound approach: Prohibit westbound U-turn movements; convert a westbound through lane to a left-turn lane to provide two left-turn lanes, one shared through-right turn lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-9: The City of Vacaville shall implement the following measure [for the Nut Tree Road at Elmira Road intersection]: ♦ Southbound approach: Convert a southbound through lane to a left-turn lane to provide two left-turn lanes, one through lane, and one through-right shared lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-10: The City of Vacaville shall implement the following	City of Vacaville Public Works Department through	When LOS falls below mid-D	City of Vacaville Public Works	Verification that improvement is	Ongoing

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
measures [for the Orange Drive at Nut Tree Road intersection]: ♦ Northbound approach: Add a northbound right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. ♦ Southbound approach: Add a southbound right-turn lane and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. ♦ Westbound approach: Convert a westbound through lane to a left-turn lane to provide three left-turn lanes, two through lanes, and one right-turn lane.	implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval		Department	constructed	
TRAF-11: The City of Vacaville shall implement the following measure [for the Peabody Road at Cliffside Drive intersection]: ♦ Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through-left shared lane, and a right-turn lane, and modify the lane alignment of the east-west movements.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-12: The City of Vacaville shall implement the following measures [for the Peabody Road at CSF intersection]: ♦ Southbound approach: Add a southbound right-turn lane and convert the through-right shared lane to a through lane to provide a left-turn lane, a through-left shared lane, and a right-turn lane. ♦ South leg: Add a corresponding receiving lane on the south leg of the intersection.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-13: The City of Vacaville shall implement the following measures [at the Peabody Road at Elmira Road intersection]: ♦ Eastbound approach: Add an eastbound left-turn lane to provide two left-turn lanes, two through lanes, and one right-turn lane; modify the traffic signal to provide overlap east-bound right-turn phasing. ♦ Northbound approach: Prohibit northbound U-turn movement. ♦ Westbound approach: Convert a through lane to a left-turn	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
lane to provide two left-turn lanes, one through lane, and a through-right shared lane.					
TRAF-14: The City of Vacaville shall implement the following measure [for the Peabody Road at Foxboro Parkway intersection]: ♦ Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide two through lanes and a right-turn lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-15: The City of Vacaville shall implement the following measures [for the Peabody Road at Hume Way intersection]: ♦ Eastbound approach: Convert the westbound through lane to a left-through shared lane to provide a left-turn lane, a left-through shared lane, and a right-turn lane; and modify the traffic signal to provide overlap right-turn phasing. ♦ Northbound approach: Prohibit northbound U-turn movement.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-16: The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Crescent Drive intersection]: ♦ Southbound approach: Convert the through-right shared lane to a left-through-right shared lane to provide a left-turn lane and a left-through-right shared lane; modify the traffic signal to provide split phase operation on the north-south approaches.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-17: The City of Vacaville shall implement the following measures [for the Vaca Valley Road at East Akerly Drive intersection]: ♦ Northbound approach: Convert the northbound through lane to a through-right shared lane to provide a left-turn lane, a through-right shared lane, and a right-turn lane; modify the traffic signal to provide split phase operations on the north-south approaches. ♦ Westbound approach: Convert the westbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing

TABLE 6-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
TRAF-18: The City of Vacaville shall implement the following measures [for the Vaca Valley Road at New Horizons Way intersection]: ♦ Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through lane, and a through-right shared lane. ♦ Northbound approach: Convert the northbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-19: The City of Vacaville shall implement the following measure [for the Leisure Town Road at Midway Road intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-20: The City of Vacaville shall implement the following measure [for the Monte Vista Avenue at Airport Road intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below mid-D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-21: The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Eastbound Ramp intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval; with Caltrans	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville as project(s) impact intersection; Caltrans as cumulative impacts warrant	Verification that improvement is constructed	Ongoing
TRAF-22: The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Westbound Ramps]: ♦ Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval; with Caltrans	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville as project(s) impact intersection; Caltrans as cumulative impacts warrant	Verification that improvement is constructed	Ongoing

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
TRAF-23: The City of Vacaville shall implement the following measure [for the Leisure Town Road at Gilley Way intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	City of Vacaville Public Works Department as plans and construction of Jepson Parkway improvements are considered, as part of the transportation portion of DIF updates, or as project-specific conditions of approval	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing; as part of planned improvements for Jepson Parkway or as part of the transportation portion of DIF updates
TRAF-24: The City of Vacaville shall implement the following measure [for the Leisure Town Road at Marshall Road intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	City of Vacaville Public Works Department as plans and construction of Jepson Parkway improvements are considered, as part of the transportation portion of DIF updates, or as project-specific conditions of approval	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing; as part of planned improvements for Jepson Parkway or as part of the transportation portion of DIF updates
TRAF-25: The City of Vacaville shall implement the following measure [for the Leisure Town Road at North-South Arterial intersection]: ♦ Provide a storage pocket on the south leg to allow a two-stage, eastbound, left-turning movement.	City of Vacaville Public Works Department as plans and construction of Jepson Parkway improvements are considered, as part of the transportation portion of DIF updates, or as project-specific conditions of approval	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing; as part of planned improvements for Jepson Parkway or as part of the transportation portion of DIF updates
TRAF-26: The City of Vacaville, in coordination with Caltrans, shall implement the following measures [for the Midway Road at Interstate 505 Northbound Ramp intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. ♦ Eastbound approach: Convert the eastbound through-left shared lane to a through lane, and add a left-turn lane to provide a left-turn lane and a through lane.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval; with Caltrans	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville as project(s) impact intersection; Caltrans as cumulative impacts warrant	Verification that improvement is constructed	Ongoing

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
TRAF-27: The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Midway Road at Interstate 505 Southbound Ramp intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval; with Caltrans	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville as project(s) impact intersection; Caltrans as cumulative impacts warrant	Verification that improvement is constructed	Ongoing
TRAF-28: The City of Vacaville shall implement the following measure [for the Nut Tree Road at Burton Drive intersection]: ♦ Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	City of Vacaville Public Works Department as signal prioritization is updated citywide and as part of project-specific traffic studies for projects impacting this intersection	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing as signal prioritization and as part of project impact assessments
TRAF-29: The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Allison Drive intersection]: ♦ Install stop signs on the eastbound and westbound approaches to provide all-way stop control at the intersection.	City of Vacaville Public Works Department to monitor traffic operations for all-way stop warrants and install stop signs as warrants are met	When LOS falls below mid-E or the worst approach falls below E	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing monitoring of traffic operations as volumes by City staff and traffic studies for projects impacting this intersection
TRAF-30: The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Depot Road intersection]: ♦ Northbound approach: Modify the traffic signal to allow an overlapping right-turn movement. ♦ Westbound approach: Prohibit westbound U-turn movements.	City of Vacaville Public Works Department through implementation of the transportation portion of the DIF and, as appropriate, project-specific conditions of approval	When LOS falls below D	City of Vacaville Public Works Department	Verification that improvement is constructed	Ongoing
TRAF-31: The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall implement the following measures [for the Interstate 80 Eastbound Ramps at North Texas Street intersection]: ♦ Eastbound approach: Convert the eastbound through-left shared lane to a left-through-right shared lane and add a right	City of Vacaville Public Works Department as projects are determined to impact this intersection and in support of Fairfield addressing cumulative impacts; with Caltrans and	When LOS falls below D	City of Fairfield and Caltrans	Verification that improvement is constructed	As accomplished by the City of Fairfield and as conditioned for projects impacting this intersection

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
lane to provide one left-through-right shared lane, two exclusive right lanes. ♦ Southbound approach: Add one southbound through lane to provide one left-turn lane and two through lanes.	the City of Fairfield				
TRAF-32: The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall implement the following measure [for the Interstate 80 Westbound Ramps at North Texas Street intersection]: ♦ Northbound approach: Restripe the northbound approach lanes on North Texas Street to provide two right-turn lanes, a through lane, and one left-turn lane.	City of Vacaville Public Works Department as projects are determined to impact this intersection and in support of Fairfield addressing cumulative impacts; with Caltrans and the City of Fairfield	When LOS falls below D	City of Fairfield and Caltrans	Verification that improvement is constructed	As accomplished by the City of Fairfield and as conditioned for projects impacting this intersection
TRAF- 33: The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures [for the Peabody Road at Air Base Parkway intersection]: ♦ Eastbound approach: Add an eastbound left-turn lane to provide three left-turn lanes and two through lanes. ♦ Westbound approach: Add a westbound right-turn lane to provide two right-turn lanes and two through lanes; modify traffic signal to allow right-turn overlap phasing. ♦ Southbound approach: Prohibit southbound U-turn movement.	City of Vacaville Public Works Department as projects are determined to impact this intersection and in support of Fairfield addressing cumulative impacts; with the City of Fairfield	When LOS falls below D	City of Fairfield	Verification that improvement is constructed	As accomplished by the City of Fairfield and as conditioned for projects impacting this intersection
TRAF-34: The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures [for the Peabody Road at Jepson Parkway intersection]: ♦ Northbound approach: Add one northbound left-turn lane, one through lane, and one right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. ♦ Southbound approach: Add two southbound through lanes and one right-turn lane to provide one left-turn lane, three through lanes and two right-turn lanes. ♦ Eastbound approach: Add one eastbound left-turn lane, one through lane, and one right-turn lane, and convert the through-right shared lane to an exclusive right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes.	City of Vacaville Public Works Department as projects are determined to impact this intersection, in support of Fairfield addressing cumulative impacts and regional efforts to support Jepson Parkway improvements; with the City of Fairfield	When LOS falls below D	City of Fairfield	Verification that improvement is constructed	As accomplished by the City of Fairfield and as conditioned for projects impacting this intersection

TABLE 6-1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
♦ Westbound approach: Add one westbound left-turn lane and one through lane to provide two left-turn lanes, two through lanes, and one through-right shared lane.					

SOLANO IRRIGATION DISTRICT
RESOLUTION NO. 21-12

A RESOLUTION OF APPLICATION BY THE SOLANO IRRIGATION DISTRICT REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY FOR THE DETACHMENT OF THE HARBISON TOWNHOUSE STYLE APARTMENTS PROPERTY DETACHMENT NO. 2021-316, VACAVILLE

At a regular meeting of the Board of Directors of Solano Irrigation District held at the District Office on the 20th day of April, 2021, the following resolution was approved and adopted:

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

WHEREAS, the principal reasons for the proposed reorganization is to detach the Harbison Townhouse Style Apartments property (APN's 0131-030-650, 4.19 acres, 0131-030-660, 0.40 acres and 0131-030-670, 4.27 acres totaling 8.86± Acres) from the District; and,

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

Agency	Nature of Change
Solano Irrigation District	Detachment

and,

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

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

1. The cost to detach from the District has been paid by the landowner/developer of this development as follows:

Part 1: Detachment Fee		$ 1,472.15
Part 2: Maintenance Detachment Fee		0.00
Part 3: Agency Fees		
SID Engineering & Processing Fee		5,664.50 *
LAFCO Filing Fee	10,000.00	
State Board of Equalization	500.00	
Solano County Mapping	327.00	
County of Solano	50.00	$ 10.877.00
Estimated Cost of Detachment Fees:		**$ 18,013.68**

** SID Engineering and Processing Fee is Estimated Only. Owner to pay Actual Charges.*

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

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

WHEREAS, the Harbison Townhouse Style Apartments property was annexed to the City of Vacaville in 1991. There was a Mitigated Negative Declaration prepared and approved for this development, which complied with the requirements of the California Environmental Quality Act (CEQA), and as such, no further action is required under CEQA; and,

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

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

PASSED AND ADOPTED the 20th day of April, 2021, by the Board of Directors of the Solano Irrigation District, County of Solano, State of California, by the following vote:

AYES: Herich, Sanchez, Barrett, Lum, Kluge

NOES: None

ABSTAIN: None

ABSENT: None

DATED: April 20, 2021

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

ATTEST: I hereby certify that the foregoing Resolution was duly made, seconded and adopted by the Board of Directors of Solano Irrigation District at a regular meeting of this Board held April 20, 2021:

Cary Keaten, General Manager
Solano Irrigation District