
3. PROJECT DESCRIPTION

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3.1 OVERVIEW

In 1990, the City of Vacaville approved the Lower Lagoon Valley Policy Plan (1990 Policy Plan), together with an associated rezoning and general plan amendment, to allow the development of approximately 5 million sf of office/medical/commercial space, 730 residential units, and a golf course on approximately 824 acres of land in the Lower Lagoon Valley area of the City of Vacaville. In addition to the proposed development area, the Policy Plan also included within its scope the then-existing 388-acre Lagoon Valley Regional Park and surrounding undeveloped hillside land to the east and south of the proposed development envelope which was later dedicated to the City, as well as certain existing highway commercial uses located along I-80. Prior to approving the 1990 Policy Plan, the City certified an Environmental Impact Report (the 1990 EIR) to evaluate the impacts of development and other uses proposed in the entire 2,190-acre area covered by the 1990 Policy Plan. Shortly after beginning the tentative mapping, improvement plans and bond assessment process, however, the development proposed in the 1990 Policy Plan was abandoned by the developer because of a change in market conditions.

In December 2002, Triad submitted to the City for consideration a new development concept for Lower Lagoon Valley. Under this development concept, the 1990 Policy Plan would be replaced with a new Lower Lagoon Valley Specific Plan (Specific Plan) that would call for a different mix of land uses. As proposed by Triad, the 879-acre development component of the Specific Plan would consist of a 736-acre residential/recreational community with 1,225 single-family homes and 100 attached townhomes (1,325 total dwelling units), a K-6 public school or a K-8 private school, a 213 acre championship-style golf course with a clubhouse, and neighborhood park spaces throughout the development area. The proposed development would also include an approximately 88-acre business village area with approximately one million sf of commercial/office space, 50,000 sf of Town Center retail space and community center use, and a fire station.

Although the mix of development proposed by Triad is different from that proposed under the 1990 Policy Plan, it would occur within roughly the same development envelope (approximately 879 acres for the Specific Plan area compared to 853 acres for the 1990 Policy Plan area) with some minor differences outlined more fully below. The remaining land uses within the Specific Plan area (primarily the existing Lagoon Valley Regional Park, open space and certain existing commercial land uses within "Area 1" as described below) would not be changed under the Specific Plan.

Following Triad's submission of a concept for the development areas within Lower Lagoon Valley, the City initiated a public process to review the elements of Triad's proposal and provide certain policy-related direction as to the future of the Lower Lagoon Valley. At the conclusion of this process, on February 11, 2003, the City Council directed staff to initiate a formal planning and environmental review process for the Lower Lagoon Valley. Implementation of the Proposed Project would require, in addition to adoption of the Specific Plan (to replace the 1990 Policy Plan), an amendment to the City's General Plan, changes to the zoning of lands in the planning area, and approval of project-specific land use entitlements for development to

proceed. In addition, the City and Triad would enter into a development agreement, in accordance with California Government Code section 65864 et seq. (Development Agreement), to implement the development-related components within Areas 2, 3, 4, and 7 of the Specific Plan area, and pursuant to which the City would secure certain additional benefits from Triad as described below.

3.2 PROJECT LOCATION AND SETTING

Project Location

The Specific Plan area is located in the southwestern portion of the City of Vacaville, within the City's municipal boundaries. The Specific Plan area is bordered by I-80 on the west, and low hills to the north, east and south. The City of Vacaville is located approximately 30 miles southwest of the City of Sacramento and 65 miles northeast of San Francisco. The regional and Specific Plan area locations are shown in Figures 3-1 through 3-3.

Regional access to the Specific Plan area is provided via I-80, which borders the western edge of the project site and is an eight-lane divided freeway controlled by the California Department of Transportation (Caltrans). The I-80 corridor is one of the major routes linking the San Francisco Bay area to the Central Valley. Local access from this major freeway is via Lagoon Valley Road, which traverses the Specific Plan area, and from Peña Adobe/Cherry Glen Road. Local access within Lower Lagoon Valley is from Rivera Road, Lagoon Valley Road and to a lesser extent from Nelson Road from the southwest.

The existing terrain of the Specific Plan area includes gentle slopes on the floor of the valley to moderate slopes at the perimeter. Elevations range from 210 feet (ft) (NGVD 1929) near Lagoon Valley Lake and I-80 to over 900 ft (NGVD 1929) at the perimeter of the Specific Plan area. The existing topography slopes north and west from the surrounding hills and east from I-80, eventually leveling off at the lake. There are broad views and vistas from I-80 into Lower Lagoon Valley and from parts of the valley floor and hill areas to Upper Lagoon Valley to the north and west (north of I-80).

More specifically, the draft Specific Plan divides the overall 2,324-acre planning area into seven "sub-areas" reflecting existing or proposed land uses (see Table 3-1 and Figure 3-4).

- Area 1 (Commercial) – existing private commercial uses to remain
- Area 2 (Business Village) – new development
- Area 3 (Residential) – new development
- Area 4 (Golf Course) – new development
- Area 5 (Lagoon Valley Regional Park) – existing use to remain
- Area 6 (Open Space) – existing use to remain
- Area 7 (Buffer) – new landscape buffers along I-80

The Specific Plan describes proposed land uses and development standards for each of these sub-areas, and these are summarized more fully below.

Existing Land Uses

The following describes the existing land uses in the Specific Plan area (see Table 3-1 and Figure 3-5).

Area 1 (Commercial) – Area 1, located in the northern portion of the planning area along I-80, includes three privately owned parcels totaling approximately 21 acres. One of these parcels contains an equestrian center and motel (Ranchotel) that provides facilities for horse shows and accommodations for visitors. The second parcel is a privately-owned former waterslide park located to the north of Peña Adobe. The third parcel is vacant.

Areas 2 (Business Village), 3 (Residential) and 4 (Golf Course) – The areas within the Specific Plan proposed for development (i.e., Areas 2, 3 and 4) (Development Areas), comprising approximately 879 acres in the western and central portions of the planning area, presently contain a number of scattered single-family residences, agricultural and grazing land, and a few commercial uses including the 168-acre Hines Nursery facility (a wholesale nursery) in the southeast part of Area 3.

Area 5 (Lagoon Valley Regional Park) – The 388-acre Lagoon Valley Regional Park is a partially developed regional park facility that is generally used for passive recreation. The park includes the 106-acre Lagoon Valley Lake and Peña Adobe Community Park. An unimproved path runs along the west and south sides of the lake. On the east side are picnic facilities, a Frisbee golf course, and large flat open areas. In the hills further east are formal and informal trails used for walking, mountain biking and running. Lagoon Valley Regional Park also includes the Butcher Road Trail and the Rancho Lagunitas detention basin.

Lagoon Valley Lake was historically a natural seasonal lake and wetland. As part of the development of Lagoon Valley Regional Park, an earthen dam was constructed and runoff from the southeast and west sides of the valley was directed to the lake. The lake's average depth is between six to seven feet. Lagoon Valley Lake also receives flows from surrounding perennial and intermittent tributaries.

Area 6 (Open Space) – The 1,066-acre open space area within the Specific Plan area borders the Lagoon Valley Regional Park and the Development Areas to the east, south, and west. The open space is mostly publicly owned. Most of the lands currently owned by the City were dedicated to the City under the terms of the development agreement between the City and the original developer of the Lower Lagoon Valley, which was intended to implement the development called for under the 1990 Policy Plan. The proposed Specific Plan differentiates between lands that are currently owned by the City (areas 6A and 6C) and lands which are privately owned (Area 6B). Under the proposed Specific Plan, Area 6B would be designated as Agricultural Hillside, since it is under private ownership, rather than the Open Space designation that the City typically uses for publicly owned hillside area.

Area 7 (Buffer) – Two parcels make up the 55-acre Area 7. Parcel 7A currently is approximately 47 acres of undeveloped grassland. Parcel 7B is approximately 6 acres, contiguous with Area 2, that consists of Rivera Road, one vacant parcel, and two automotive repair or salvage businesses.

3.3 PROJECT OBJECTIVES

The underlying purpose of the Proposed Project and related actions is to provide for the orderly and systematic development of residential, recreational, and business village/office uses in a manner consistent with the policies of the City and the characteristics and natural features of the land. The City has identified the following objectives for the Proposed Project:

- Promote the City's Economic Development Strategy.
- Support the City's Strategic Plan goals.
- Provide land use planning policies that promote the development of a high quality development program consistent with the unique nature of the Lower Lagoon Valley area:
 - Develop a land use plan that would achieve a superior quality residential environment, including the City's stated goal of providing location(s) for "executive housing" projects and of integrating a golf course into a residential development within Lower Lagoon Valley;
 - Provide a location for high-end employment centers;
 - Provide for open space and resource preservation within the development area; and
 - Provide a land use program for Lower Lagoon Valley that addresses current land use needs within the City.
- Protect and enhance the unique physical characteristics of the Lower Lagoon Valley area within the City of Vacaville:
 - Create a land use plan that is compatible with the goals of the City's General Plan with respect to preservation of hillside open space areas, scenic views from surrounding areas and local roadways, and preservation of the recreational qualities of the existing Lagoon Valley Regional Park;
 - Promote the improvement of Lagoon Valley Regional Park and protection of the lake; and
 - Ensure public access to open space and recreational areas.
- Develop a land use program that is financially feasible without negatively affecting existing City resources or the provision of services to existing neighborhoods.
- Promote the development of diverse housing types within the City's residential development areas.

3.4 PROJECT DESCRIPTION

The project evaluated in this EIR is the City's proposed adoption of the Specific Plan (to replace the 1990 Policy Plan), together with certain concurrent actions (adoption of a General Plan Amendment and related zoning changes, approval of the Development Agreement) and any later required permits and approvals needed including a Master Tentative map and Design Guidelines to implement the Specific Plan. Policies for this are described in Chapter 9 of the Specific Plan.

The proposed Lower Lagoon Valley Specific Plan incorporates goals and policies for Land Use, Circulation, Open Space & Recreation, Community Design, Public Facilities, Community Services and Facilities and Implementation requirements to direct the processing of future development activity within the Specific Plan area. The draft Specific Plan is available from the City of Vacaville, Community Development Department.

The following describes the specific project elements of the Specific Plan (see also Table 3-1 and Figure 3-4).

Area 1 (Commercial)

No changes in land use designation are proposed as a result of the Proposed Project for the three privately owned parcels that include the Ranchotel former waterslide park and vacant land properties.

Area 2 (Business Village/Town Center/Fire Station)

Area 2, comprising approximately 88 acres of the Specific Plan area would be developed for business village uses (see Figure 3-6). Development would be adjacent to I-80, with access from the Lagoon Valley Road/Cherry Glen interchange. Approximately 1,050,000 sf would be developed with a maximum Floor Area Ratio (FAR) of be 0.35. Permitted uses could include: administrative; professional; financial; corporate and other business office uses; including but not limited to banks or other financial offices, employment agencies, advertising agencies, escrow and real estate companies, insurance companies, travel agencies, and offices for professional services such as engineers, accountants, attorneys; biotechnical uses primarily engaged in research activities; and research and development (R&D) uses; computer and electronic design; software design; and design professionals. Commercial uses and services for business village employees could include food and beverage establishments, branch banks, printing facilities, office products; equipment testing, and laboratories. A neighborhood serving commercial retail center (up to 50,000 sf) would also be developed. This area would incorporate a community center for the Lower lagoon Valley Community. Churches could also be developed, within this area.

Off-street parking would be provided following guidelines established in the Specific Plan. Parking would generally consist of one space per 250 or 300 sf of gross floor area, depending on the type of use. The actual number of spaces that would be provided and their configuration (including landscaping) would depend on the types of businesses developed.

Because of the desired view corridor from I-80 into Lower Lagoon Valley and from parts of the valley floor and hill areas to Upper Lagoon Valley, there would be height restrictions on the buildings in the business village. In general, buildings would be one, two or three stories tall with a maximum height of 60 feet, measured from the average first floor elevation. This includes 45 feet to the top of the structural roof and 15 feet for mechanical equipment or roof treatment. Taller buildings would be sited to areas where they would be visually buffered by the hillside backdrop.

Building design and materials in the business village would be of high quality and of similar, compatible design and materials to create a strong visual relationship among buildings. Exterior building surfaces would blend with the natural landscape, which could be achieved through the use of concrete, masonry, stucco, wood, or decorative concrete blocks. The Specific Plan proposes the development of Design Guidelines that would incorporate standards for the review of architectural designs. Such guidelines will address such issues as building materials, screening for equipment or loading area, roof equipment and other architectural details. The Specific Plan articulates conceptual development standards and would be followed by a subsequent detailed design guidelines component, subject to City approval. Architectural designs would be reviewed by the City prior to the issuance of building permits.

Building setbacks would typically range from 25 to 50 feet, depending on the location of the building relative to other parcels and in proportion to the height of the building. A 112 foot wide landscape buffer would be provided along I-80. A minimum of 30 percent of any parcel would be landscaped. Within front and side yard setbacks adjacent to public rights-of-way and private drives, berms or low walls, landscaped primarily with evergreen trees, shrubs, and groundcover, would be installed to screen parking and service areas. Drought-tolerant and native or naturalized plant materials appropriate to the site's location and climate would be used. Parking areas would be landscaped and would include shade trees to provide 50 percent shading.

Approximately 50,000 sf of retail uses, comprising a "Town Center," would be developed north of Residential Village I. The concept of the town center is to provide for retail and service uses that serve resident needs, employee needs for uses within the business village area, and potentially needs of the regional park users. It would allow for neighborhood-serving retail uses consistent with the City zoning ordinance for that use, but would prohibit certain uses such as drive-through restaurants. It would also allow for the development of a Community Center facility to serve the residential and business village community.

Approximately one acre of land within Area 2 could be dedicated for a fire station, subject to site review by the City Fire Department. The Specific Plan provides for this review to be accomplished based on final street layouts for the various Villages, in order to allow placement of the fire station at the optimal location as determined by the City. The station would be staffed by a minimum of three people at any one time, would include one engine, and would also provide emergency medical response. The station would also serve as a support station to assist other city fire stations when the need arises. To meet City response times and emergency services needs, the fire station is proposed to be operational with the minimum crew and equipment prior to issuance of the 400th residential building permit or the equivalent within the Specific Plan area. In the interim, existing City fire stations would be available for emergency response for the project and the applicant would fund interim fire protection measures to ensure adequate protection for the area.

Area 3 (Residential)

The residential portion of the proposed development (Area 3) would be separated into three distinct neighborhood types, or villages, with varying lot sizes and development densities. Architectural design and variety in the villages would be controlled by the City through the Specific Plan policies and through future design standards that would be adopted when specific builders propose detailed residential plans. Later, these design restrictions would also be regulated by a Community Association. Conditions, Covenants, and Restrictions (CC&Rs) and would be used to ensure adherence with adopted design guidelines and standards. The Specific Plan identifies general concepts for each of the Villages, including a "neo-traditional" layout with a grid street pattern, smaller lots and a village green in Village I, a more suburban, gated style for Village II, and a combination of compact townhouse units and larger, semi-rural lots in Village III.

Village I. The approximately 136 acre Village I is proposed to be medium- to low density residential uses and would include various sized single-family parcels ranging from 3,600 sf to 7,000 sf. This village area would include an elementary school and a small neighborhood-sized park, which are described below. Village I would include a total of 450 to 650 dwelling units with a target of 512 units. This village would be located approximately 1,700 feet east of I-80 at the closest point and would be buffered from I-80 by golf course acreage and a contoured landform

berm (see below) to mitigate noise and visual impacts. Village I would not be a gated community.

An approximately 10 to 12-acre school site would be located in Village I. The school would be either a K-6 public school (accommodating 600 students) or a K-8 private school (accommodating 300 students). If a public school is developed, then a portion of the school site would be designated for neighborhood park and used by the public on a joint-use basis. The Specific Plan area is currently divided between the Vacaville Unified School District (VUSD) and the Fairfield-Suisun Unified School District (FSUSD). The proposed school site is currently located in the VUSD. The VUSD and the FSUSD are currently in discussions to move the VUSD boundaries to include the entire Specific Plan area. If an agreement to move the VUSD boundaries is approved, then the Proposed Project would include the land improvements and dedication of the site and the VUSD would construct a 600-student K-6 public school. If an agreement to move the boundaries cannot be reached, then the Proposed Project would include the construction of a 300 student K-8 private school on the 10 to 12-acre site. Please see Section 4.9, Public Services, for additional information regarding schools.

Village II. The approximately 142 acre Village II would be constructed east of Village I, and would be separated from Village I by a portion of the proposed golf course. Village II could be gated and would contain single-family, detached housing on lots ranging in size from approximately 5,000 sf to 13,000 sf. Village II would include a total of 350 to 450 dwelling units with a target of 382 units. For Village II, a unique community-maintained park “spine” of significant length would be constructed to provide pedestrian access to neighborhood residences and community recreation areas. In addition, this dwelling unit total assumes development of single-family units on an adjacent 23-acre parcel owned by Community Homes Corporation (Area 3D, see Figure 3-1) and would be an extension of Village II and would include a maximum of 16 dwelling units.

Village III. The approximately 222 acre Village III would consist of approximately 100 attached townhouse units and larger near-custom and custom single family executive homes. This gated village area would be located the farthest east and southeast into the valley and would extend to the base of the hills surrounding the valley. The parcels would range in size from approximately 10,000 sf to one acre in size. Village III would include a total of 350 to 450 dwelling units with a target of 415 units. There would be direct pedestrian access to surrounding open space areas, and equestrian access could be available from many of the larger parcels to adjacent hillside trails. The village also includes small parks and a large riparian open space area along the existing creek channels for neighborhood recreation and open space.

Area 4 (Golf Course)

The Specific Plan proposes the development and operation in Area 4 of an approximately 213 acre private, 18-hole championship golf course located adjacent to the open space area on the south side of the valley. The golf course would be constructed around the various residential villages and would extend from areas between Village I and the freeway, around the south side of the valley, and then would extend in a north/south alignment through the center of the site all the way to Lagoon Valley Road. The golf course would include a clubhouse with offices, pro shop, meeting rooms, and a restaurant, and a 7,000-sf maintenance facility and a practice facility. Area 4 would also contain, adjacent to the golf clubhouse facility, planned pool and tennis court facilities intended to serve the residential community in Lower Lagoon Valley.

The golf course would be designed to accommodate the inclusion of preserved wildlife habitat along existing creek areas and to provide a wildlife corridor along realigned creeks to the surrounding open space areas. Water features or ponds interspersed throughout the proposed golf course would be used for stormwater detention for project-generated runoff. The proposed detention ponds would be a visual amenity for the golf course, create opportunities to preserve and enhance wildlife habitat, and would provide water quality treatment. The golf course would also include new blocks of native plant areas and habitat areas for species endemic to the region.

Land Exchange

the southwest corner of the Specific Plan area adjacent to the proposed golf course is controlled by the City as Open Space. Approximately 48-acres of the proposed golf course layout encroaches into the Open Space. The City would provide the 48-acres for golf course use in exchange for the dedication of approximately 60 acres of Open Space, for a net increase in Open Space of approximately 12 acres. The 60 acres of Open Space to be dedicated includes approximately 19 acres near Nelson Road at Lagoon Valley Road, and approximately 41 acres in Village III at the southern edge of the development.

The dedication of the 60 acres of Open Space would be accomplished by grant of fee title with the first subdivision map. The 48 acres of Open Space to be used for golf course use would be granted by the City through either fee title exchange or long term lease. The mechanism would be determined by the City.

Area 5 (Regional Park)

The Specific Plan proposes the continued use of Area 5 as the Lagoon Valley Regional Park, and does not propose any changes to the land use for this area. The project does propose to contribute funding for the City to use on potential park improvements, as well as the establishment of a park maintenance district to fund on-going maintenance.

As previously described, the 388-acre Lagoon Valley Regional Park is a partially developed regional park facility that is generally used for passive recreation. In 2002 the City adopted a Mitigated Negative Declaration that evaluated impacts associated with a Conditional Use Permit for on-going operation and use of the Park, improvements to the watershed areas above Lagoon Valley Lake (Lake Management Plan) to reduce sedimentation and improve water quality, and creation of an off-leash dog park. The Mitigated Negative Declaration identified potentially significant impacts associated with potential disturbance of Valley Elderberry Longhorn Beetle habitat, and increased sediment loading in the lake due to bank disturbing activities. Mitigation measures were adopted into the Lake Management Plan that reduce these impacts to a less-than-significant level.

Separately, the City is currently initiating an update of the Lagoon Valley Regional Park Master Plan. Other improvements, in addition to those approved under the 2002 Conditional Use Permit, could be considered as part of that process. Improvements proposed as part of the Park Master Plan update could include, but might not be limited to, trails, play structures, landscaping, lake enhancements and other facilities that would be identified through a public process subject to adoption by the City Council. However, at this time, no particular projects or improvements within the park have been selected for incorporation into an updated Park Master Plan. The Park Master Plan process will also identify means by which funding can be secured for any proposed future improvements. The Proposed Project is not dependent on this effort,

which is being undertaken independently by the City in light of the regional nature of these facilities, and is expected to be completed regardless of whether the Specific Plan is eventually approved by the City. Therefore, the Park Master Plan update is being considered as a separate project for CEQA purposes and will undergo project-level CEQA review once the master plan update is developed and proposed. Nonetheless, because of the close proximity of the Lagoon Valley Regional Park to the new development proposed under the Specific Plan, and the fact that the proposed Development Agreement between the City and the applicant requires the applicant to contribute \$4 to \$5 million to the City for park-related and other community benefit purposes (which may fund only a portion of the moneys needed for whatever ultimate park improvements the City proposes), this EIR will include a program level of environmental review of this separate project based on what is known to date about the future Master Plan Update and will identify any cumulative effects arising in connection with the two projects.

Area 6 (Open Space)

Approximately 1,066 acres within the Specific Plan area would remain as open space or agricultural hillside areas on the north, south, east and west sides of the project site. This area is intended to provide for a range of agricultural and passive recreational uses for residents and workers within the valley, as well as for the regional population, and to provide a visual open space backdrop to development on the valley floor. Permitted uses would be subordinate to the area's function as agricultural, visual and recreation open space. Permitted uses could include: grazing, raising of field crops, fruit and nut trees, vegetables, horticultural specialties; trails; limited golf course development consistent with the plans to be prepared for the golf course development. Other uses may include: trailhead parking areas; public utility structures including pumping stations, drainage ways, and storage tanks found by the Planning Director to be necessary for the public health and safety; and other public recreation and open space uses. Privately owned areas would be regulated under the Agricultural Hillside zoning standards of the City of Vacaville. These areas not yet incorporated into the city limit would continue to be regulated by Solano County as is currently the case for these areas.

It is anticipated that modifications in hillside open space would also be necessary to stabilize known landslide areas that could affect the proposed residential development. The reader is referred to Section 4.11, Geology and Soils, for additional information about the methods that could be used, including: complete removal of slide debris; reconstructing the slide area with drained, engineered fill; or buttressing the slide areas. While there may be topographic changes as a result of these engineered improvements, they would not alter the open space use over the long-term. Minor excavation and trenching could also occur in the hillside open space area to the south to accommodate installation of water infrastructure (see "Water Supply," below.)

Potential improvements include a trail system that would connect the hillside open spaces to the main Lagoon Valley Regional Park area. This would provide a developed recreational connection that does not currently exist. The system would include: pedestrian trails throughout the valley and connecting to areas to the north and south; bicycle trails providing circulation along the major loop roads, and around the lake; and a horse trail and hiking path along the ridgeline connecting the regional park to Nelson Road. The proposed Specific Plan designates a trail system as a component of the Specific Plan improvements. The updated Park Master Plan would determine specific locations of trails and their design details. Such improvements would be implemented under a revised park master plan, which would be subject to separate environmental documentation and approvals. Therefore, this EIR considers the general program of potential improvements envisioned under the Specific Plan, such as a trail system

as described above and identifies standards or methods to minimize any effects of such a trail system.

Area 7 (Buffer)

The Specific Plan proposes the construction of a landscaped berm along the western edge of the proposed residential project and golf course along Nelson Road adjacent to I-80. The berm would help reduce the visual impact of changes in views along a major view corridor from I-80 eastbound across the valley and would provide sound attenuation at the nearest proposed residences.

The berm, which would be approximately 35 to 50 feet at its highest points, would connect with existing topography and would be contoured to resemble an extension of the natural landform. It would occupy a footprint of approximately 56 acres. As currently proposed, soils removed during grading and site preparation for the residential and golf course components of the project would be used to create the berm, and limited imported material would be anticipated. According to the project applicant's engineer, it is anticipated it would be necessary to grade most of residential Villages I and III and the golf course area at one time to obtain a sufficient volume of soil to create the berm so that it is completed to its final finished dimensions during the first phase of project development. The berm would be stabilized with native materials and plantings. The western side of the landscape berm would be dedicated by the developer to the City as open space. The eastern side would be incorporated into the golf course. The berm would incorporate trails connecting to the Lagoon Valley Regional Park and to the other open space areas to the south.

In addition to the berm along Nelson Road, a landscape corridor would be developed between I-80 and Rivera Road to preserve views from the freeway to the surrounding hills, and to maintain the visual and attractive image of the valley along the freeway edge. This area could also be needed for freeway ramp-related widenings.

Infrastructure

Roadways and Circulation

The major access point to the Lagoon Valley project is the Lagoon Valley Road/Cherry Glen Interchange with I-80. The following describes the proposed circulation system (see Figure 3-7).

Main Entrance Road from I-80 Freeway

Connection from I-80 to the project would be provided by construction of a new main entrance road that begins at the on/off ramps and ends at the entrance gates to Village II and III.

The main entrance road would be a 4-lane roadway (two lanes each direction) with a 16± foot landscaped median, and up to 50 feet of landscaping along each side including meandering walkways. The road would narrow to 2-lanes after passing the entrance into Village I.

Village Roadway Systems

Each Village would have a different type of roadway system with different roadway cross sections to match the type of development.

Village I

The Village I street system would allow 12-foot-wide travel lanes (24 feet total), 8 feet of parking on both sides, and 5-foot-wide sidewalks. Many of the streets would also include a 5 to 7-foot landscape strip between the curb line and sidewalk. In addition to the streets, many of the smaller single-family homes and attached townhouses would be accessed from the rear of the unit through a lane or alley. The lanes would be 20 feet wide with two 10-foot travel lanes, and the lot property line would be directly behind the back of curb.

Village II

The Village II circulation system would meander through the units and contain culs-de-sac ends on many streets. The street cross sections would be similar to the Village I system. The streets would contain 12-foot-wide travel lanes (24 feet total), and 5-foot-wide sidewalks on both sides. Some of the streets would contain 8 feet of parking on both sides, while others would have parking on only one side. As with the Village I area, 5 to 7 feet of landscaping between the curb and sidewalk would be included on many of the streets.

Village III

Village III would include meandering streets and culs-de-sacs. The street cross sections would have 12-foot-wide travel lanes (24 feet total). The concrete curb and gutter would be replaced with grass swales in some areas. Where parking is required, it would be accommodated on both sides of the street and may utilize alternatives to asphalt such as gravel or grass crete to replace the asphalt surface.

Roadways in Villages II and III may be constructed without curb and gutters. Instead, grassed bio-swales for drainage and reduced-width sections would be used, which would facilitate traffic calming. The project would include a specific set of roadway design standards. For public streets, these would comply with adopted City standards. For private roadways (e.g., in Villages II and III, and possibly Village I), this would include a City-approved set of design standards for the hierarchy of streets throughout the community.

Hillside Fire Access Roads

Much of the proposed residential project would be adjacent to the hillside open space areas. Access to these open space areas would be required for fire protection. The Proposed Project would coordinate with the Fire Department to create fire road design in combination with the proposed neighborhood street system and golf course maintenance roads for access to the open (see Figure 3-8). Fire roads would be a minimum of 20 feet wide and constructed of an all-weather surface.

Commercial Roadway

Access to the proposed business village development between the lake and I-80 would be provided by a roadway connecting the main entrance road to Peña Adobe Road. The commercial roadway would be a 2-lane roadway with a landscaped median, and sidewalks with landscaping along each side.

Water Supply

Domestic Water Supply and Distribution

Water Supply

Domestic water supply distribution to the project site is limited. Currently, water for Lower Lagoon Valley is supplied via an 8-inch line from the Butcher Reservoirs, located at the north end of Lower Lagoon Valley. The reservoirs are in the City's Zone 1 (Main Zone) pressure system. The proposed residential subdivision, golf course, and business village are within water pressure zones 2 and 3 and would require the development of additional storage tanks, booster pumps, and distribution lines, as discussed below and as detailed in the Specific Plan (see Figure 3-9).

On-Site Water Distribution

The Zone 2 system would consist of a looped system of 12- to 18-inch main lines connecting the Butcher Reservoirs to a new proposed 2.8 -million-gallon (mg) water tank near the southwest corner of the residential development at an elevation of approximately 395 feet (see Figure 3-9). The tank would be approximately 30 feet high and 100 feet in diameter and would be partially buried as typically required by the City. The proposed system would include a new booster pump near the Butcher Reservoirs to lift the water from the existing tank to the new proposed tank.

Three options for the Zone 3 area are being considered. A 0.25-mg tank could be constructed in an open space area Triad is dedicating to the City at the south end of the site near Village III. As an alternative to the additional tank, a pneumatic booster pump could be installed, which could increase the pressure in Zone 3 based on the varying demand throughout the day. The pump would adjust to accommodate peak hour and lower flow periods. The pneumatic booster pump station would be located within the dedicated open space between sections of Village III. This EIR evaluates the potential environmental effects of installing and operating either the Zone 3 water tank or the pneumatic booster pump, or one tank alternative. The third alternative would be to construct one water tank at the higher elevation to serve the entire development.

The Proposed Project would construct water mains within the streets to serve residential and commercial development. Appropriately sized water meters would be installed at each service point and fire hydrants will be spaced throughout the development based on the Fire Department requirements. At completion of each development phase, the water system would be dedicated to the City as a public system.

Off-Site Water Distribution

The Proposed Project would require upsizing two Main Zone water mains in the City of Vacaville to accommodate the water demands of the Proposed Project. These improvements were previously identified in the City's *Development Impact Fee Study* (1992) and are included in the City's Capital Improvement Projects (CIP) planning. These pipelines would be installed regardless of whether the Proposed Project is approved. However, if development proceeds in Lower Lagoon Valley, installation of the pipelines could be accelerated.

A new pipeline within the main zone would be required to deliver water from the main zone at the Butcher Reservoirs to the Specific Plan area. This pipeline would originate at Peabody Road and California Drive and run west on California Drive, north on Davis Street, and northwest on Alamo Drive to the south side of I-80. The size of this pipeline would be restricted in size (30 inches) to accommodate only Specific Plan development and other planned projects within the City of Vacaville. The size of this pipeline would be designed (30 inches) to accommodate only Lower Lagoon Valley development and other planned projects within the City of Vacaville. This pipeline was scheduled for 1992 but the lack of development in Lower Lagoon Valley has deferred the need for this improvement. A 24-inch diameter portion of this improvement from Peabody Road to Alamo Lane (along California Drive) was installed in 2000.

A second pipeline (Peabody Road Pipeline) would be installed from the North Bay Regional (NBR) water treatment plant to California Drive when the City's allocation increases beyond 13.33 million gallons per day (mgd). The pipeline would include 36-inch and 30-inch segments and would parallel the existing 30-inch and 24-inch lines in Peabody Road from the NBR plant.

Irrigation Water Supply and Distribution

Water for irrigating the golf course, school site, parks, fire breaks and landscaping within the residential and business village area would be obtained from the Solano Irrigation District (SID) Lateral 37, which currently supplies untreated "raw" water to the Lagoon Valley area for the Hines Nursery and the Lagoon Valley Regional Park. The existing system includes a pump station in the southwestern area of the site near I-80 (Tooby Pump Station) with a low head transmission pipeline. The SID completed upgrades to the Lateral 37 system, which included a 600,000-gallon raw water storage reservoir and a 4,500 gallons-per-minute (gpm) raw water pumping system above the southern boundary of the project site. This system currently serves the Hines nursery and Lagoon Park, but is not connected to the Tooby system.

Based on projected demand, the Proposed Project could use the existing SID Lateral 37 facilities without the need for upgrades to the Tooby Pump Station. New irrigation demands for the Proposed Project would need to be coordinated with the City and SID to determine the required improvements. If required by SID, a new Tooby Pump Station near I-80 and Lagoon Valley Road may be considered, but is currently not a part of the project proposal. The Specific Plan indicates that a new pump station could be required by SID. This determination would be made by the District based on overall system needs. The pump station would be reconstructed at its current location adjacent to Nelson Road.

The main distribution lines for the irrigation system would be installed within proposed roadway alignments, as shown in Figure 3-10.

Wastewater

The Lagoon Valley area does not currently have a sanitary sewer connection point to the City of Vacaville sanitary sewer system and the City's wastewater treatment plant. The closest point of connection is an 18-inch main located near the end of the Butcher Trail adjacent to I-80.

Wastewater Collection System

On-Site Collection System

Sanitary sewer gravity lines would be constructed on the project site and within the streets to serve residential and commercial buildings. These gravity lines would flow north towards Peña Adobe Road (see Figure 3-11).

Off-Site Improvements

Two alternative alignments to convey wastewater from the project site to an existing off-site point of connection have been identified. This EIR considers the potential environmental effects of installing either alignment. Figure 3-11 shows the alignment options. Each option is described in more detail below.

Option 1 would require constructing a pump station at the north end of the valley near Peña Adobe Road, and a force main to the top of the ridge. The full build-out of the residential projects would occur over a long period of time. If the pump station option (Option 1) is chosen, it would be required with initial occupancy. The sewage flows generated in the initial phases would be small compared to the capacity of the pump and force main. This would result in a pump station that cycles less frequently, or storage in the force main until enough sewage is generated to push the volume over the top of the ridge. Mechanical elements would be included to accommodate the initial low flows. These could include circulation pumps within a wet-well, or adding raw water to fill up the pump more quickly with larger volumes. The pump station would include two submersible pumps for emergency back-up during peak flows, automatic level controls, SCADA panel, odor control, and an emergency diesel back-up generator. The equipment and controls would be enclosed in a masonry building. The force main would be sized to accommodate peak flows and would be constructed in the Butcher Trail right-of-way. From the ridge, a gravity main would be constructed down the north side of the ridge to the existing connection point on Butcher Trail. The force main and gravity lines would be constructed within the existing paved access road from the Lagoon Valley to the Butcher Trail connection point.

Sewer Option 2 would require a crossing of I-80 at the north end of the valley near Peña Adobe Road, construction of a gravity line parallel to the north side I-80 between the existing creek and the freeway right of way, and another crossing back across I-80 to the connection point in the Butcher Trail. This option would require two crossings under I-80 and Laguna Creek, and acquisition of property or easements for the sewer line along the north side of I-80, outside of the current City limit.

If Sewer Option 2 is constructed, a 20-foot deep, 300-foot-long section of pipeline would need to be installed for the pipeline using jack-and-bore methods under I-80 and Laguna Creek. The line would continue for approximately 1,000 feet across private property. At this point, the line would need to cross Alamo Creek. Jack-and-bore construction would be required to cross the creek without disruption to the creek bed and riparian habitat. The line would continue another 800 feet across private property. The line would cross back under I-80 for 275 feet, approximately 20 feet deep, to the existing sewer main in Butcher Road.

Regardless of the option selected, the sewer system developed for the project and connected to City system at Butcher Road would be dedicated to the City as a public system.

Wastewater Treatment and Conveyance

Wastewater from the Proposed Project would be treated at the City's Easterly Wastewater Treatment Plant. A planned expansion of the plant to accommodate growth throughout the City, including the Proposed Project, will be completed in 2004, prior to project occupancy. Implementation of the residential and business village components of the Specific Plan would require increasing the capacity of two segments of the Elmira Road trunk sewer. These improvements were previously identified in the City's *Development Impact Fee Study* (1992) and are included in the City's Capital Improvement Projects (CIP) planning. The sewer line upgrades would be implemented regardless of whether the Proposed Project is approved. However, if development proceeds in Lower Lagoon Valley, installation of the pipelines would be accelerated.

Storm Drainage

The eastern portion of the Specific Plan area drains through pipelines directly into the lake. The remainder of the project site drains towards the lake but flows in a drainage channel along the western side of the lake. Both the lake and the channel drain by way of the Lagoon Drain into Laguna Creek, which flows into Alamo Creek.

Stormwater Collection

Stormwater detention facilities would be included in the project site to restrict stormwater runoff from the residential and business village areas to 90 percent of pre-development flows into the lake and adjacent drainage channel. Proposed project storm drainage facilities are shown in Figure 3-12. Preliminary analysis indicates approximately 40 to 60 acre-feet of detention storage would be needed for the residential portion of the project. Small water features and ponds throughout the golf course would be used to provide the required amount of storage. The proposed detention features would be designed to serve as a visual amenity for the golf course, create opportunities to preserve and enhance wildlife habitat, and would provide water quality treatment using basin settlement areas to reduce suspended solids in stormwater runoff entering the lake, and ultimately Laguna and Alamo creeks.

Runoff from the proposed business village would be routed to detention basins, swales, or other treatment devices within the business village site prior to discharging into the Bypass Channel. Approximately 1 to 5 acre-feet of storage would be required and provided by these features.

The project would upgrade the existing lake intake pipe structures that would receive flows from the proposed detention ponds. Further, the proposed business village area (Area 2) would be required to provide on-site detention facilities.

The Proposed Project would construct new stormwater drainage systems within the proposed streets, which would consist of catch basins and pipes sized to accommodate the City's hydraulic requirements. The stormwater drainage system would discharge directly into the detention facilities or into the "creeks" throughout the neighborhoods that flow to the detention facilities.

Filtering bio-swales would be used throughout Villages I, II and III to decrease stormwater runoff. For some streets within the Village III, the Proposed Project would install grassy swales along the streets where possible to convey runoff to the storm system.

Water Quality Protection

In addition to the detention ponds and grassy swales, the Proposed Project would also implement the following Best Management Practices (BMPs) consistent with California Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) urban stormwater runoff management requirements:

- Catch basin inserts and/or swirl separator units;
- Stencil all storm inlets with appropriate warning information;
- Include street cleaning requirements within the HOA CCRs; and
- Provide detailed descriptions for erosion, dust, and toxic material control measures within the Storm Water Pollution Prevention Plan (SWPPP) for use during construction phases. These would include details for inlet protection, slope protection, temporary siltation detention basins, dewatering procedures, dust suppression, and equipment maintenance areas.

The stormwater drainage system within the private streets would be maintained by the HOA. The portions of the stormwater drainage system located in the public streets, or installed as part of the lake/channel drainage system, would be dedicated to the City as a public resource at completion of construction.

The applicant proposes that the planning, design, construction and maintenance of the Lagoon Valley Golf Course would adhere to the principles of “Environmental Principles for Golf Courses in the United States” developed by the United States Golf Association (USGA). According to the applicant, these principles are aimed at siting, designing, constructing and maintaining a golf course facility that is economically viable and takes into consideration the ecosystem it is part of and consideration for surrounding land uses.

The applicant’s stated golf course operation program would employ the principles of Integrated Plant Management (IPM), a system that relies on a combination of practices for preventing and controlling pests (e.g., weeds, diseases, insects) in which monitoring is utilized to identify pests, damage thresholds are considered, and possible management options are evaluated and selected control(s) are implemented.

Proposed golf course maintenance would use nutrient products and practices that would help protect water quality. Strategies include:

- Use of slow-release fertilizers
- Selected organic products, and/or fertilization
- Integrated Pest Management (IPM)
- Use of buffer zones
- Selection of Least Toxic Controls for pest management
- Curative instead of preventative pest controls.

Soil conditions would be tested and monitored regularly and practices modified accordingly. Nutrient products and time applications would be chosen to meet, not exceed, the needs of the turfgrass. Soil tests would be taken to determine the need for specific nutrient requirements.

Fertilizers would be selected based upon their ability to release nutrients at a rate matching the ability of the turfgrass to absorb these nutrients. Slow release nitrogen sources would be utilized for the majority of fertilizer applications. If fast release fertilizer is used, the operator

would protect water resources by timing applications to avoid major rainfall events, proper placement of material, and proper rates of application.

Nutrient budgets would be established and will be evaluated and adjusted annually based on the maturity and response of the turfgrass.

All plant protectant products would only be applied by or under the supervision of a trained, licensed applicator or as dictated by law.

Education of applicators (including state licensing, professional association training and IPM certification) would be provided. Training for non-English speaking applicators would be provided in the worker's native language.

Golfers and guests would be informed about golf course chemical applications. Common methods include permanent signs on the first and tenth tee boxes and/or notices posted in golf shops and locker rooms.

The applicant/operator intends to apply for status as an Audubon Cooperative Sanctuary from Audubon International. Under this program, the proposed golf course would complete projects in Environmental Planning, Wildlife and Habitat Management, Chemical Use Reduction and Safety, Water Conservation, Water Quality Management, and Outreach and Education utilizing information from Audubon International to develop a sustainability and management plan that would fit Lagoon Valley's unique setting, and goals.

Flood Plain Considerations

In 1982, FEMA prepared a Flood Insurance Study report and Floodway Maps for the City of Vacaville. The results of this study for the project site area are shown on FEMA's Flood Insurance Rate Map (FIRM), Community-Panel Number 060373 0013 C, dated January 17, 1997. The FIRM indicates the 100-year flood elevation covers much of the proposed Business Village area and a smaller area within the northern edge of the residential project. The map defines the project area as "Zone A" with "No base flood elevation determined". The base flood elevation is set by the peak water surface elevation that will occur during a 100-year rainfall event.

In order to remove the residential development from the FIRM Zone A designation, all of the residential units and building structures will be required to be set above the 100-year water surface elevation. All of the residential units and building structures will be set above a minimum elevation of 218.0 (NGVD 1929).

For the Business Village area, the 100-year water surface elevation is dictated by the flow capacity of two existing improvements; 1) the box culvert under I-80 south of the Cherry Glen Road, and 2) the Lagoon Drain downstream of the dam structure.

In order to remove the Business Village development site from the FIRM Zone A designation, improvements would be installed to by-pass the Lagoon Drain and limit the flows to the box culvert. These improvements would reduce the water surface elevations so they can be contained within the Lagoon Drain and By-Pass channel.

In addition to the by-pass improvements, the runoff from the residential and Business Village areas would be detained on site to reduce the combined flow of the Lagoon and By-Pass

channel to match the capacity of the Lagoon Drain and box culvert under I-80. This detention would be accomplished within the golf course area, as well as through pond areas and below ground detention facilities within the Business Village area.

Electric, Gas, Telephone, and Cable Utilities

PG&E indicates that the existing power facilities currently within the Lagoon Valley will be sufficient to serve the proposed development. Gas service, telephone, and cable TV would be brought in to the project site to serve the Proposed Project (see Figure 3-13).

There are several existing residences adjacent to the Proposed Project, primarily to the south. These residences currently receive power and telephone from an above-ground utility line that run parallel to the existing Lagoon Valley Road. These utilities would need to remain in service during construction. Ultimately, these lines would be placed underground through the project site as part of a joint utility trench design and reconnected at a service point near project property boundary.

A gas line would be connected to existing facilities within the Nelson Road right-of-way, approximately 1,000 feet south of Laurel Creek, and extended north within the paved right-of-way to the project area.

For services throughout the development, underground joint utility trenches (power, gas, telephone, cable TV) would be constructed along the street rights of way with service points for each residential and commercial building. Streetlights would also be constructed along the street rights of way.

Other Project Components

Dedication of Additional Open Space

Almost all of the land within the approximately 879 acres of the Development Area that would be developed with the proposed residential, golf course, and business village uses is privately owned. As previously described, the City would provide 48 acres of city-owned land in exchange for the dedication of approximately 60 acres of open space. The result would be a net increase in City open space of approximately 12 acres. In addition, the City of Vacaville owns a small, 3.7-acre parcel west of Lagoon Valley Lake. This parcel would remain under City ownership as part of the regional park.

Development Agreement

A Development Agreement between the City and the developer would be adopted, identifying obligations of the developer and the City with regard to creating funding mechanisms, implementing the development plan, timing of improvements and other commitments between the parties. The Development Agreement would vest the planning approvals for the project for a specified period of time (proposed at 15 years) and would guarantee that a certain number of residential permits (proposed at between 200 and 250 per year) would be available to the developer under the City's building permit allocations each year. Under the terms specified in the City Council's initiation of the development review process, the Development Agreement would include developer obligations for the payment of a community benefit contribution which is proposed at \$5,800 per residential unit and \$1 per square foot of non-residential

development. Between \$4-\$5 million of this funding would be used to provide for park and open space improvements, which could include physical improvements to the Lagoon Valley Regional Park, subject to an approved Park Master Plan. These funds would also provide for the construction and equipping of a new fire station in Lower Lagoon Valley. The agreement would also obligate the developer to fund a public safety district to pay for police services to the Lower Lagoon Valley area and operation of the new fire station, and a maintenance district that would fund maintenance of Lagoon Valley Regional Park, including the provision of funding for a park ranger position for this facility. The Development Agreement would also set the terms for the timing of construction of a school in the Specific Plan area, with the developer obligated to provide an education facilities fund for the construction of either a public school or, if not feasible as a public school, a private school. Action on the Development Agreement would be expected to occur at the same time as a decision on whether to adopt the proposed Specific Plan.

Construction Considerations

Site Grading

The site-grading plan would be designed as a "balanced" site with limited export or import of soil material. The 90-acre commercial/office area would conform to the existing grades and balance on site. Conceptual grading schemes for this area would be submitted by the owners of this property as part of the commercial/office development applications.

Project Phasing

Development of the Specific Plan area would occur in phases. In general, three major phases for construction of the residential/golf, and business village are envisioned by the Specific Plan. In addition, off-site and on-site infrastructure improvements would be constructed as needed for each phase, with much of the backbone infrastructure occurring as part of the first phase, in order to extend public services to the Specific Plan area.

Phase one construction activity would be preceded by the subdividing of the development area into major development parcels. This action would dedicate public rights-of-way for roadway construction and would create the major land use areas of the Specific Plan as distinct parcels. The initial infrastructure construction would include a water reservoir and system improvements, construction of sewer and drainage infrastructure, both on and off-site, irrigation improvements and roadways. Construction of the golf course and major site grading would begin concurrently with this initial phase of infrastructure construction. This activity would also include the construction of the landscaped berm along I-80.

The first phase of residential construction is expected to include approximately 650 homes located in Specific Plan Areas 3A & C (Villages I & III), along with the Town Center and the Fire Station. The Fire Station would be complete and operational prior to beginning construction on the 400th residential unit (or equivalent non-residential square footage).

The second phase of residential construction would include homes in Area 3C (Village III), and the third phase would be expected to include the development of homes in Areas 3 B & D (Village II). Completion of the golf course would be expected in approximately the third year of construction/grading activity. Phased development of the project is intended to ensure that adequate provision of public services and utilities occurs in coordination with the rate of growth. Concurrent development work on different phases may occur, provided adequate infrastructure

improvements exist and adequate funding mechanisms are in place. The Business Village would be expected to develop based on market conditions, and would likely continue after the completion of the residential villages. Construction of the school would depend on negotiations over amended school district boundaries.

3.5 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

The City of Vacaville is the Lead Agency for the Proposed Project. Following the public review process, the Specific Plan, together with the associated general plan amendment, rezoning and development agreement, will be considered by the Vacaville City Council. Prior to acting, however, the City Council must certify the EIR as complete and adequate. Approval of the Proposed Project EIR will also require adoption of a Mitigation Monitoring Plan (MMP), which would specify the methods for monitoring mitigation measures required to eliminate, or reduce, the project's significant effects on the environment. The City Council also will be required to adopt Findings of Fact, and for those impacts determined to be significant and unavoidable, the City Council must adopt a Statement of Overriding Considerations.

As part of implementation of the Proposed Project, other permits and approvals would also be necessary prior to construction. Both the City actions and other permits and approvals are listed below and the relevant agencies listed in the review process are identified. In addition to these requirements, environmental review and consultation requirements related to federal, state, or other local laws or guidance applicable to individual resources are described in the Regulatory Setting subsections in Chapter 4 of this EIR.

Federal

The following federal actions could be required prior to development occurring within the project site.

- **Section 404 Permit** (U.S. Army Corps of Engineers and Environmental Protection Agency)
 The U.S. Army Corps of Engineers (USCOE) regulates the placement of fill or dredged materials that affect waters of the United States, which include stream courses and jurisdictional wetlands. The USCOE regulates these activities under the authority of Section 404 of the Clean Water Act, and the Environmental Protection Agency (EPA) has commenting and vetoing authority on USCOE decisions. The USCOE would regulate any development in the project site that affects jurisdictional waters. This would include realignment of the creek within the golf course.
- **Section 7 Consultation** (Federal Endangered Species Act)
 As part of the 404 permit process, the USCOE would likely initiate consultation with the U.S. Fish and Wildlife Service to determine whether any federally listed species could be adversely affected, and to identify measures to avoid or lessen adverse impacts on listed species.
- **Letter of Map Revision** (Federal Emergency Management Agency)
 The Proposed Project could need to request a flood map revision from FEMA by obtaining a Conditional Letter of Map Revision (CLOMR), and a Letter of Map Revision (LOMR). Based on the proposed grading and/or stormwater drainage system, the Proposed Project would be required to complete a CLOMR application form with a description of how the project site would be removed from the floodplain. FEMA would

then review the application and provide comments to the project applicant. Once FEMA has approved the stormwater drainage system they would issue a CLOMR, which would state the Proposed Project would be recognized by FEMA. Finally, at the end of construction of floodplain improvements, certification of the construction would need to be sent to FEMA for approval. Upon approval, FEMA would provide a LOMR.

State

State regulatory agencies would also need to take action on elements of the Proposed Project, as indicated below.

- **Water Quality Certification** (State Water Resources Control Board)
Construction has the potential to directly or indirectly affect “waters and wetlands of the United States.” Water or wetlands disturbance could result in a discharge to Laguna Creek. A water quality certification would be required by the State Water Resources Control Board (SWRCB) for any development that also requires a Section 404 permit from the ACOE.
- **Construction Storm Water Discharge Permit** (State Water Resources Control Board)
Construction would involve clearing, grading, and excavation activities that would result in the disturbance of one acre or more of land. As such, a SWRCB permit would be required for storm water discharge from construction sites. The permit process would include development of a Stormwater Pollution Prevention Plan (SWPPP) and identification of Best Management Practices (BMPs) to control pollutants in storm water discharges both during construction and after construction is completed.
- **Lake or Streambed Alteration Agreements** (California Department of Fish and Game)
Construction could require Streambed Alteration Agreement(s) from California Department of Fish and Game (CDFG) to evaluate the potential for impact to aquatic habitat. CDFG has jurisdiction over construction activities affecting lakes, streambeds and banks and work within the 100-year floodplain. This is an agreement between the Applicant and CDFG regarding methods to avoid or minimize aquatic or wetland losses in accordance with CDFG policies.
- **Hazardous Waste Environmental Oversight**
Any environmental problems relating to hazardous waste detected on the project site could require oversight by the appropriate governmental agency (e.g., Department of Toxic Substances Control, Solano County Department of Environmental Health, City of Vacaville, Regional Water Quality Control Board).
- **Freeway Ramp Improvements**
Any work on freeway right-of-way would require approval by California Department of Transportation. Potential work within the freeway rights-of-way could include modifications to freeway ramps (widening, traffic signals, striping) in the project area, and future construction of auxiliary lanes on I-80.

Local

City of Vacaville

In addition to adoption of the Specific Plan to replace the 1990 Policy Plan, the following land use actions and entitlements would be required to allow the Proposed Project to proceed.

General Plan Amendments

Land Use Designation

The proposed project would change the land use designation of approximately 270 acres south of Lagoon Valley Road from Business Park to Golf Course Residential and Open Space on the City's General Plan land use diagram. The proposed project would also revise approximately 50 acres along Rivera Road (between I-80 and Lagoon Lake, north of Lagoon Valley Road) from Highway Commercial to Business Park. These revised land use designations would be adopted as a Special Performance Option (SPO) category, which adopts a specific development plan and may set a time limit for development of the specific land uses envisioned. Under this provision, if the land use is not developed within the time frame established by the SPO, the option expires and the area's original (current) land use designation would apply. Private lands beyond the city limits in the southeast corner of Lower Lagoon Valley would be designated as Hillside Agriculture. The special area policy for Lower Lagoon Valley, establishing a limit of 730 residential units, would be amended to allow up to 1,325 residential units.

Parks and Recreation

The General Plan Parks and Recreation diagrams would be amended to add areas of Public Open Space in Lower Lagoon Valley. The diagram would show "Recreation Centers" to correspond to proposed recreation facilities for the development area and would indicate potential joint use Neighborhood Park at the school site. The diagrams for planned trail systems would be amended to indicate a planned "Hiking/Equestrian" trail system connecting the areas of Lower Lagoon Valley, showing trailhead at the proposed landscape berm and indicating a Multi-Purpose Path along the Nelson Road alignment.

Public Facilities, Institutions, Utilities

Diagrams in the General Plan would be amended to show planned water reservoir locations, conceptual sewer main alignments, and to add a proposed elementary school/park within the development area of Lower Lagoon Valley.

Transportation

The transportation and circulation diagrams in the General Plan would be amended to show the type and location of streets to serve the project area. Lagoon Valley Road would be a 4-lane arterial extending to the residential area. Rivera Road would be realigned through the Business Village area as a 2-lane arterial/collector. Internal, looping streets would be shown within the proposed residential area, with notation indicating potential private streets for this area. The Bikeway system would show Nelson Road as a potential bike path.

Rezoning

The zoning for the Specific Plan area within the City limits would be amended for consistency with the proposed General Plan amendments described above. The Specific Plan area zoning would incorporate an overlay zone, designating all lands with the Lower Lagoon Valley Specific Plan overlay zone and denoting the SPO provision of the General Plan. This zoning designation would indicate that the land use regulatory control for lands within this zoning overlay would be contained within the Specific Plan document, including land uses permitted by each zone.

Residential and golf course areas within the Specific Plan would be zoned Residential Estate (RE). The business village area would be zoned Business Park (BP), including the Town Center retail area, the Fire Station site and the landscaped setback area. Zoning for commercial parcels north of the business village would retain their current base zoning, with the Specific Plan overlay added. The proposed landscaped berm would have an Open Space zoning.

Development Agreement

The proposed development project (Development Area – Areas 2, 3, 4, and 7) would be implemented through a Development Agreement. In accordance with the Vacaville Municipal Code. The Development Agreement is a binding contract between the City and the landowners that sets the terms, conditions, rules, regulations, entitlements, vested rights, and other provisions relating to development of the project site. Included in the Development Agreement would be provisions related to the provision of infrastructure improvements, public dedication requirements, landscaping amenities, and other obligations of the parties. The proposed term of the Development Agreement would be at least 15 years. The agreement runs with the property, and may only be modified by mutual consent of the City and the applicant. The Development Agreement would be prepared consistent with the preliminary development plans and any other expectations and obligations on the part of the City and the developer, and consistent with State and local law.

All necessary public improvements needed for the project (water, sewer, roads) would be fully funded by the project applicant, with fair-share assessments allocated to the residential and commercial property. The project applicant would cover the full cost of providing fire protection services, including construction of a new fire station. These fiscal commitments would be specified in the Development Agreement.

Planned Development Application

A Planned Development application would be processed after adoption with the General Plan Amendments, Rezoning and Specific Plan, or as a separate application in the future.

Financial Districts/Mechanisms

The proposed project would include initiation of proceedings to form an assessment district for the financing of public infrastructure for the project. The specific method of financing public improvements would be described in the Development Agreement between the City and developer. The Specific Plan would require the formation of the assessment district, and of maintenance districts for the on-going maintenance of parks, landscaping, and of private infrastructure. In particular, the Specific Plan requires the formation of the Assessment District

for the construction of such items as public roadways and utilities, the fire station, freeway ramp improvements, acquisition of right-of-way, public trails/walkways, and frontage improvements for a proposed school parcel. The Specific Plan requires formation of a Public Safety District to pay for the cost of on-going police and fire services to the Lower Lagoon Valley area. A Lighting and Landscape maintenance district would be formed and would fund on-going maintenance of Lagoon Valley Regional Park and City-owned Open Space areas, including provision of a staff ranger to this facility, as well as maintenance of public street lighting and other public park and landscape areas within the Specific Plan area. A Community Facilities District or similar type of district would pay for on-going maintenance and operational costs of a sewer pump station, if one is required for the development area. A Community Association(s) is also required under the proposed Specific Plan to fund all maintenance costs for private facilities, including streets, landscaping, fire break areas, recreation facilities and private utilities.

Subsequent Entitlements

Development within the Lower Lagoon Valley project would be subject to approval of subsequent entitlements by the City in accordance with the Zoning Ordinance and Vacaville Municipal Code. Subsequent approvals may include subdivision maps and design review permit.

Solano Irrigation District

The Proposed Project would require water usage agreements from the SID for delivery of raw water to the project site for irrigation purposes and permits for extension/ improvement of water service facilities.

Solano County (Travis Air Force Base) Land Use Compatibility Plan

The Proposed Project would require review and recommendations from the Solano County Airport Land Use Commission.

Solano County

The Proposed Project could require grading permits and encroachment permits from Solano County for roadway or utility corridor work.

Solano County Superintendent of Schools

The Proposed Project could include a possible annexation of the entire Specific Plan area to the Vacaville Unified School District and a de-annexation of a portion of the site from the Fairfield-Suisun Unified School District. In order to initiate a transfer of boundaries between districts, approval of a joint petition by the majority of both District Boards is required. The County Superintendent of Schools would make a determination as to if the petition were legal. If legal, the County Committee on School District Organization reviews the request and sends the petition to LAFCO for review. A separate CEQA document would be required.