

Lower Lagoon Valley Specific Plan

Final Environmental Impact Report

SCH #2003032063

Prepared for:

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TABLE OF CONTENTS

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
1. INTRODUCTION.....	1-1
2. REVISIONS TO THE DRAFT EIR.....	2-1
3. LIST OF AGENCIES AND PERSONS COMMENTING.....	3-1
4. COMMENTS AND RESPONSES.....	4-1

Appendices

Appendix A	SB610 Water Supply Assessment Report for Lagoon Valley, Southtown and Rice McMurtry
Appendix B	List of Acronyms and Abbreviations
Appendix C	Visual Simulations

1. INTRODUCTION

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This document contains all agency and public comments received during the 60-day public review period (including a 15-day extension) held from February 20, 2004 to April 19, 2004 on the Draft Environmental Impact Report (Draft EIR) for the Lower Lagoon Valley Specific Plan (Specific Plan or Proposed Project). Verbal comments made during the public hearing held on March 16, 2004 were transcribed and the summary is included in this document. This document also includes the City's responses to all comments received. This Final EIR has been prepared by the City of Vacaville in accordance with the California Environmental Quality Act (CEQA). This document, the Draft EIR (Volumes 1 and 2) and the appendices together constitute the Final Environmental Impact Report (Final EIR) for the project.

The contents of this document are summarized below. The Draft EIR Volume 1 contains the CEQA analysis for the Proposed Project including: the Introduction (Chapter 1); Summary of Impacts and Mitigation Measures Chapter 2); Project Description (Chapter 3); Environmental Setting, Impacts and Mitigation Measures, including all the analysis of the technical issue areas (Chapter 4); CEQA Considerations, including cumulative impacts, growth inducing impacts, significant irreversible impacts and summary of significant and unavoidable impacts (Chapter 5); Alternatives (Chapter 6); References (Chapter 7); and Report Preparation (Chapter 8).

Volume 1 also includes a portion of the appendices including the Notice of Preparation (Appendix A), comments on the Notice of Preparation (Appendix B) and the General Plan consistency review (Appendix C).

Volume 2 of the Draft EIR contains technical information that supports the analysis in the Draft EIR Volume 1. Specific technical studies included in Volume 2 include: Traffic Impact Analysis (Appendix D); Air Quality Data Sheets (Appendix E); Noise Data Sheets (Appendix F); Wastewater Technical Memorandum (Appendix G); Water Supply Investigation (Appendix H); Impacts of the Proposed Lower Lagoon Valley Development on the drainage, flooding and Storm Water Quality within the City of Vacaville (Appendix I); Geotechnical Investigations (Appendix J); Phase I Environmental Site Assessment (Appendix K); Historic Resource Evaluation Report (Appendix L); Archeological Survey (Appendix M); Biological Resources (Appendix N); and Delineation of Water of the United States (wetland delineation) (Appendix O).

Summary of the Proposed Project

The Proposed Project is in Solano County in the southwestern portion of the City (see Figure 3-1 in the Draft EIR). The approximately 2,354 acre Specific Plan area includes a 736-acre residential/recreational community with 1,225 single-family homes and 100 attached town homes (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 square foot (sf) of commercial/office space, 50,000 sf of Town Center retail space and community center use, a fire station, and supporting infrastructure.

In 1991, the City annexed the Specific Plan Area and approved a development project consisting of 735 residential units and approximately five million square feet of office space. Those entitlements are still valid. Additionally, the area is currently designated for urban development in the City's General Plan, and under that designation and the current zoning, substantially more development could occur than is anticipated under the Specific Plan evaluated in this EIR. Pursuant to the prior approvals, 1,066 acres of open space were dedicated to the City. That open space includes most of the hill areas surrounding the Lower Lagoon Valley and all areas on or near the ridgelines. The 388-acre Lagoon Valley Regional Park is within the Specific Plan area, although no development or modification of the Park is proposed. Development occurring under the Specific Plan would contribute between \$4 and \$5 million to park improvements in the City generally, and presumably much of this would go to improvements in the Lagoon Valley Regional Park. The City is currently preparing a plan for the park and lake, thus improvements to that area are undefined at this time. In addition, development under the Specific Plan would pay fees (envisioned in a proposed Development Agreement at approximately \$1 million) to the City for acquisition of Swainson's hawk habitat, in compliance with mitigation measures listed in the EIR. That habitat is likely to be agricultural land, thus that payment is expected to mitigate impacts to the Swainson's hawk and to further reduce the impact of the loss or conversion of Important Farmland (this is largely the existing commercial nursery use in the valley) that was mitigated in the 1991 approvals through the dedication of approximately 1,000 acres of public open space lands to the City.

Although CEQA would have permitted the City to analyze only the changes in impacts or circumstances relative to the prior project via a subsequent EIR, the City has prepared an entirely new EIR. It is nonetheless important to note that many, if not most, of the potential impacts of the Proposed Project could occur today, without the Specific Plan being adopted. The entitled project, therefore, is an important part of the existing environmental setting.

Report Organization

This Responses to Comments Document is organized as follows.

Chapter 1- Introduction. This chapter summarizes the project under consideration and describes the content of the Draft EIR.

Chapter 2 – Revisions to the Draft EIR. This chapter summarizes the text changes to the Draft EIR. These revisions are in response to comments made on the Draft EIR and/or staff initiated changes. Changes to the text of the Draft EIR are shown by either a line through the text that has been deleted, or double underlined where new text has been inserted. The revisions contain clarification, amplification, and corrections that have been identified since publication of the Draft EIR. The text revisions do not result in a change in the analysis and conclusions presented in the Draft EIR.

Chapter 3 – List of Agencies and Persons Commenting. This chapter contains a list of all agencies and persons who submitted comments on the Draft EIR during the public review period.

Chapter 4 – Comments and Responses. This chapter contains the comment letters received followed by responses to individual comments. Each comments letter is presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the letter number appearing first, followed by the comment number. For

example, comments in Letter 1 are numbered 1-1, 1-2, 1-3, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments. This chapter also contains the City's response to each comment.

If the subject matter of one letter overlaps that of another letter, the reader may be referred to more than one group of comments and responses to review all information on a given subject. Where this occurs, cross-references are provided.

Some comments on the Draft EIR do not pertain to CEQA environmental issues. Responses to such comments, though not required, are included to provide additional information. When a comment does not directly pertain to the environmental issues analyzed in the Draft EIR, does not ask a question about the Draft EIR, or does not challenge an element of, or conclusion of the Draft EIR the response will note the comment and provide additional information where possible. The intent is to recognize the comment. Many of the comments express opinions about aspects of the Proposed Project and, this, are included in the Final EIR for consideration by the decision-makers.

It should be noted that some issues have been raised in comments that resulted in the City modifying the text of the draft Specific Plan. These modifications are discussed in the responses to comments, as appropriate. Revisions to the Specific Plan would not result in a change in the conclusions or findings of the Draft EIR. The Specific Plan is available for review at the City of Vacaville Community Development Department located at 650 Merchant Street, Vacaville, California, 95688 during normal business hours.

Appendices. Includes appendices to the Final EIR including the SB610 Water Supply Assessment Report for Lagoon Valley, Southtown, and Rice McMurry, a glossary of terms and additional visual simulations.

Public Participation and Review

The City of Vacaville notified all responsible and trustee agencies and interested groups, organization, and individuals that the Draft EIR on the Specific Plan was available for review. The City also used other methods to solicit input during the review period. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

- On March 13, 2003, the City of Vacaville published a Notice of Preparation (NOP) of a Draft EIR. The NOP was circulated to the State Clearinghouse for a 30-day review period, ending on April 11, 2003.
- On March 13, 2003, the NOP was mailed to interested persons and organizations, to local and Federal agencies, and placed in the newspaper.
- On March 13, 2003, notices regarding the NOP were posted in and near the Specific Plan area, advising people of the City's preparation of the EIR.
- On March 18, 2003, a public scoping meeting for the Draft EIR was held by the City's Planning Commission.
- On February 20, 2004, a Notice of Availability of the Draft EIR was issued. The NOA was published in the local newspaper, mailed to property owners, residents, interested persons, groups and organizations (including local and Federal agencies), and posted in and around the Specific Plan area. The NOA identified a 45-day public review and comment period for the Draft EIR and identified the date/time/location of planned meetings/hearings, including two public information meetings and also one public comment hearing before the City's Planning Commission. The NOA provided the

address, phone number, fax number and email addresses to use for submitting comments on the Draft EIR.

- Beginning on February 20, 2004, the Draft EIR and Technical Appendix and Specific Plan were made available to the public in hard-copy and in the form of a compact disc, each available for no cost at the City's Community Development Department. The majority of the Draft EIR was placed on the City's website (exceptions being large graphics and certain of the Technical Appendices which were available in hard copy). Copies of the Draft EIR and Technical Appendix were placed at the Vacaville Public Library.
- On February 20, 2004, a Notice of Completion (NOC) was circulated to the State Clearinghouse.
- On February 25, 2004, a public information meeting regarding the Draft EIR and Specific Plan was held at Vacaville City Hall, from 6 pm to 8:30pm.
- On February 28, 2004, a second public information meeting regarding the Draft EIR and Specific Plan was held at the Three Oaks Community Center, from 11 am to 1:30 pm.
- On March 5, 2004, additional notice regarding the public comment hearing on the Draft EIR was mailed to interested persons, property owners, organizations and agencies. Additional notice was also posted in and around the Specific Plan area and placed in the local newspaper.
- On March 16, 2004, a public comment hearing to accept comments on the Draft EIR was held by the City's Planning Commission.
- On March 16, 2004, the City announced an extension to the public review and comment period for the Draft EIR. The comment period was extended for an additional 15 days, for a total review and comment period of 60 days, ending on April 19, 2004. Announcement of this extension was made at the Planning Commission hearing on March 16, and was distributed in a notice at that hearing.
- On March 19, 2004, a notice was mailed to interested persons, property owners, residents, organizations and agencies, advising of the extended comment period to end on April 19, 2004. Copies of the notice were posted in and around the Specific Plan area. Notice was published in the local newspaper on Tuesday, March 23.