RESOLUTION NO. 2016-019

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE ADOPTING AN ADDENDUM TO THE 2004 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE LOWER LAGOON VALLEY POLICY PLAN IMPLEMENTATION PROJECT

WHEREAS, the City of Vacaville has received an application for a Phasing and Development Agreement for the Lower Lagoon Valley Policy Plan Implementation Project which will extend the project's vesting tentative subdivision map for an additional 12 years; and

WHEREAS, the Final EIR for the Lower Lagoon Valley Specific Plan was adopted and certified by the City Council on June 8, 2004; and the City Council certified an Environmental Impact Report for the project (June 2004, State Clearinghouse Number 2003032063) (the "2004 Final EIR" or "Final EIR") and made CEQA findings in approving the Lower Lagoon Valley Specific Plan project; and

WHEREAS, the City Council adopted an Addendum (February 22, 2005, State Clearinghouse Number 2003032063) (the "2005 Addendum") and made CEQA findings in approving the Project; and

WHEREAS, the City completed the Final EIR and the 2005 Addendum in compliance with CEQA. The City presented the Final EIR and the 2005 Addendum to the City Council and the City Council reviewed and considered the information contained in the Final EIR and the 2005 Addendum prior to approving the Project. The Final EIR and the 2005 Addendum reflect the City's independent judgment and analysis; and

WHEREAS, an Addendum to the 2004 Final EIR for the Lagoon Valley Specific Plan entitled the "Lagoon Valley Phasing and Development Agreement Addendum" has been prepared and is attached as Exhibit A; and

WHEREAS, the Planning Commission conducted a public hearing on February 16, 2016, regarding the proposed Addendum and Phasing and Development Agreement and voted 5-0-2 to recommend that the City Council approve said actions as detailed in the staff report and staff presentation at the February 16, 2016 public hearing; and

WHEREAS, the City Council heard testimony from staff and other interested parties at the public hearing on March 8, 2016, and on the basis of factual information contained in the written record, including, but not limited to, the 2004 Final EIR and the 2005 Addendum, and testimony given at the public hearing, the City Council finds that with respect to the Lower Lagoon Valley Phasing and Development Agreement Addendum (the "Addendum"):

1. The proposed modifications identified in the Addendum would not result in new significant impacts or an increase in the severity of environmental impacts described in the 2004 Final EIR for the Lower Lagoon Valley Specific Plan or the 2005 Addendum, with implementation of mitigation measures in the 2004 Final EIR, the 2005 Addendum, and in this Addendum.

2. Circumstances under which the project would be undertaken have not resulted in substantial changes that would require major revisions of the 2004 Final EIR or the 2005 Addendum.

3. No new findings of substantial importance indicate that new significant environmental impacts would be created, the severity of the environmental impacts previously identified would increase, or that mitigation measures found to be infeasible for implementation in the 2004 Final EIR or the 2005 Addendum would now be feasible.

4. There is no new information, which was not known and could not have been known at the time the 2004 Final EIR was certified as complete or the 2005 Addendum was approved, which is now known and which if known would require major revisions to the 2004 Final EIR or the 2005 Addendum.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the Lower Lagoon Valley Phasing and Development Agreement Addendum as shown in Exhibit A, which is hereby attached and incorporated herein.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council on the 8th day of March, 2016, by the following vote:

AYES: Council members Harris, Hunt, Mashburn, Vice-Mayor Rowlett and Mayor Augustine

NOES: None

ABSENT:

ATTEST:

Michelle A. Thornbrugh, City Clerk

Exhibit A to Resolution

LAGOON VALLEY PHASING AND DEVELOPMENT AGREEMENT ADDENDUM

City of Vacaville

February 8, 2016

Table of Contents

CEQA CONTEXT 1

PROJECT DESCRIPTION 2

Background 2
Proposed phasing and development agreement 3
Project Objectives 3

OTHER RELATED CEQA DOCUMENTS 3

PROJECT LOCATION AND SETTING 5

ENVIRONMENTAL EVALUATION 7

Land Use and Planning (including Agriculture) 7
Parks and Recreation 10
Visual Resources 12
Transportation and Circulation 14
Air Quality 21
Noise 25
Public Utilities – Wastewater 27
Public Utilities – Electricity and Natural Gas 29
Public Utilities – Cable Television 29
Public Services – Police and Fire Protection 30
Public Services – Schools 31
Public Services – Solid Waste 31
Water Supply 32
Hydrology, Drainage, and Water Quality 35
Geology and Soils 38
Hazards and Human Health 40
Cultural Resources 43
Biological Resources 45
Population, Housing, and Employment 51
Greenhouse Gas Emissions 52

CUMULATIVE IMPACTS 52

Land Use and Planning 53
Parks and Recreation 53

Visual Resources 53
Transportation and Circulation 54
Air Quality 54
Noise 56
Public Utilities 57
Public Services 57
Water Supply 58
Hydrology, Drainage, and Water Quality 58
Geology and Soils 58
Hazards and Human Health 59
Cultural Resources 59
Biological Resources 60
Population, Housing, and Employment 60

CONCLUSIONS 61

List of Figures

Figure 1 Lagoon Valley Development Plan 4
Figure 2 Study Area 5

List of Tables

Table 1 Intersection Level of Service – Existing Conditions 15
Table 2 Freeway Mainline Segment Level of Service – Existing Conditions 16
Table 3 Freeway Level of Service – Existing Conditions Comparison 16
Table 4 Intersection Level of Service – Existing Conditions Comparison 18
Table 5 Yolo-Solano Air Quality Management District Attainment Status 22
Table 6 Existing Traffic Noise Contours from 2015 General Plan EIR 25
Table 7 Traffic Noise Contours – Existing Conditions Comparison 26
Table 8 Intersection Level of Service from 2015 General Plan EIR 55
Table 9 Freeway Segment Level of Service from 2015 General Plan EIR 56

CEQA ANALYSIS

CEQA ANALYSIS

This document analyzes the Lagoon Valley phasing and development agreement in relation to the California Environmental Quality Act (CEQA). The Lower Lagoon Valley Policy Plan Implementation Project was approved in 2005. The supporting CEQA documentation consists of a 2004 Environmental Impact Report (EIR) for the Lower Lagoon Valley Specific Plan, and a 2005 Addendum to the EIR that considered changes to the project reflected in the Lower Lagoon Valley Policy Plan Implementation Project.

The Lower Lagoon Valley Policy Plan Implementation Project has not yet been constructed. The developer has proposed an extension to the vesting tentative subdivision map, and the developer and City have developed a phasing and development agreement for the project.

Based on the analysis contained in this document, the City has concluded that approval of the proposed phasing and development agreement would not result in new potentially significant impacts beyond those already identified in the 2004 EIR, and an Addendum to the 2004 EIR and 2005 Addendum is appropriate. This document serves as the Addendum that considers potential changes to impacts based on the proposed phasing and development agreement.

CEQA Context

CEQA Guidelines Section 15162 states that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines one of the following:

- Substantial changes are proposed in the project.
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to new or worsened environmental effects.
- New information of substantial importance, which was not known at the time the previous EIR was certified, shows that the project would have more or worsened significant effects compared to what was discussed in the previous EIR, or that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would reduce impacts.

Case law[1] has clarified that supplemental analysis should only consider the net impacts of the project as revised in comparison to the project as approved. In this case, the project as revised is the proposed

[1] Bowman v City of Petaluma (1986) 185 CA3d 1065, 1079, 230 CR 413; Benton v Board of Supervisors (1991) 226 CA3d 1467, 1482, 277 CR 481; Temecula Band of Luiseño Mission Indians v Rancho Cal. Water Dist. (1996) 43 CA4th 425, 437, 50 CR2d 769; American Canyon Community United for Responsible Growth v City of Am. Canyon (2006) 145 CA4th 1062, 1073, 52 CR3d 312; Sierra Club v City of Orange (2008) 163 CA4th 523, 542, 78 CR3d 1; San Diego Navy Broadway Complex Coalition v City of San Diego (2010) 185 CA4th 924, 110 CR3d 865.

phasing and development agreement; the approved Lower Lagoon Valley Policy Plan Implementation Project is not under review.

If the above conditions exist but only minor additions or changes would be necessary to make the previous EIR adequate, a supplement to the EIR may be prepared instead of a subsequent EIR (CEQA Guidelines Section 15163). If none of the above conditions exist, but some changes or additions to the previous EIR are necessary, an addendum to the EIR may be prepared (CEQA Guidelines Section 15164).

In addition, because the Lower Lagoon Valley Policy Plan Implementation Project is consistent with the General Plan that was adopted in 2015, Section 15183 of the CEQA Guidelines also applies. This section mandates that "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Therefore, impacts that are offsite would generally not require additional analysis.

Project Description

BACKGROUND

On June 8, 2004, the Vacaville City Council certified a Final EIR for the Lower Lagoon Valley Specific Plan in the southwestern portion of Vacaville. The development program in the Specific Plan project included approximately 1,325 residential units, a school, an 18-hole golf course, approximately 1 million square feet of business park/office space, approximately 50,000 square feet of neighborhood-serving retail space, an approximately 17.5-acre church parcel, open space areas, and associated infrastructure. On June 8 and June 22, 2004, the City Council approved that project (collectively, the "June 2004 Approvals").

Subsequently, the June 2004 Approvals for the Specific Plan project were challenged by two referendum petitions. The project sponsor, Triad Communities, then submitted applications for an alternative project: a proposal to implement the 1990 Lower Lagoon Valley Policy Plan. The June 2004 Approvals were subsequently withdrawn and the referendum election was thus cancelled. The Lower Lagoon Valley Policy Plan Implementation Project was approved in 2005 with an Addendum to the 2004 EIR.

The Lower Lagoon Valley Policy Plan Implementation Project includes the following:

- A 412-acre residential development area with about 850 market-rate units, 100 age-restricted units, and 24 affordable housing units, organized into three residential areas.
- A 244-acre golf course with a clubhouse and recreational complex.
- A 75-acre business village/town center area with approximately 700,000 square feet of business park/office space occupying about 54 acres, up to 50,000 square feet of neighborhood-serving retail space and 51 affordable housing units occupying about 11 acres, an approximately 8-acre Village Green recreational area, and a fire station located on a 1.5-acre site.

- A 71-acre open space/biological preserve area.
- A 17.5-acre church parcel.
- A landscape berm on approximately 45 acres south of Lagoon Valley Road, and buffer space adjacent to Interstate 80 along the church parcel.

See pages 15 to 22 of the 2005 Addendum to the EIR for more details on the Lower Lagoon Valley Implementation Project components.

The City Council approved the current development plan with design guidelines for Lagoon Valley on November 18, 2014 (see Figure 1); that development plan is consistent with the 2005 approval for the Lower Lagoon Valley Policy Plan Implementation Project.

PROPOSED PHASING AND DEVELOPMENT AGREEMENT

The City and the Lagoon Valley developer are negotiating an extension to the vesting tentative subdivision map and have prepared an associated phasing and development agreement. The current tentative subdivision map will expire in September 2017, and the applicant has requested a twelve-year extension in order to allow adequate time to build out the project. The phasing and development agreement specifies standards and conditions that will govern the phasing and development of the project. The City's approval of the phasing and development agreement is discretionary. While the phasing and development agreement will not change the project from what was previously approved, this new discretionary approval is subject to CEQA.

PROJECT OBJECTIVES

The project objectives are described in the June 2004 Final EIR and 2005 Addendum on pages 3-9 to 3-10 and page 7, respectively. These objectives remain the same for the proposed phasing and development agreement.

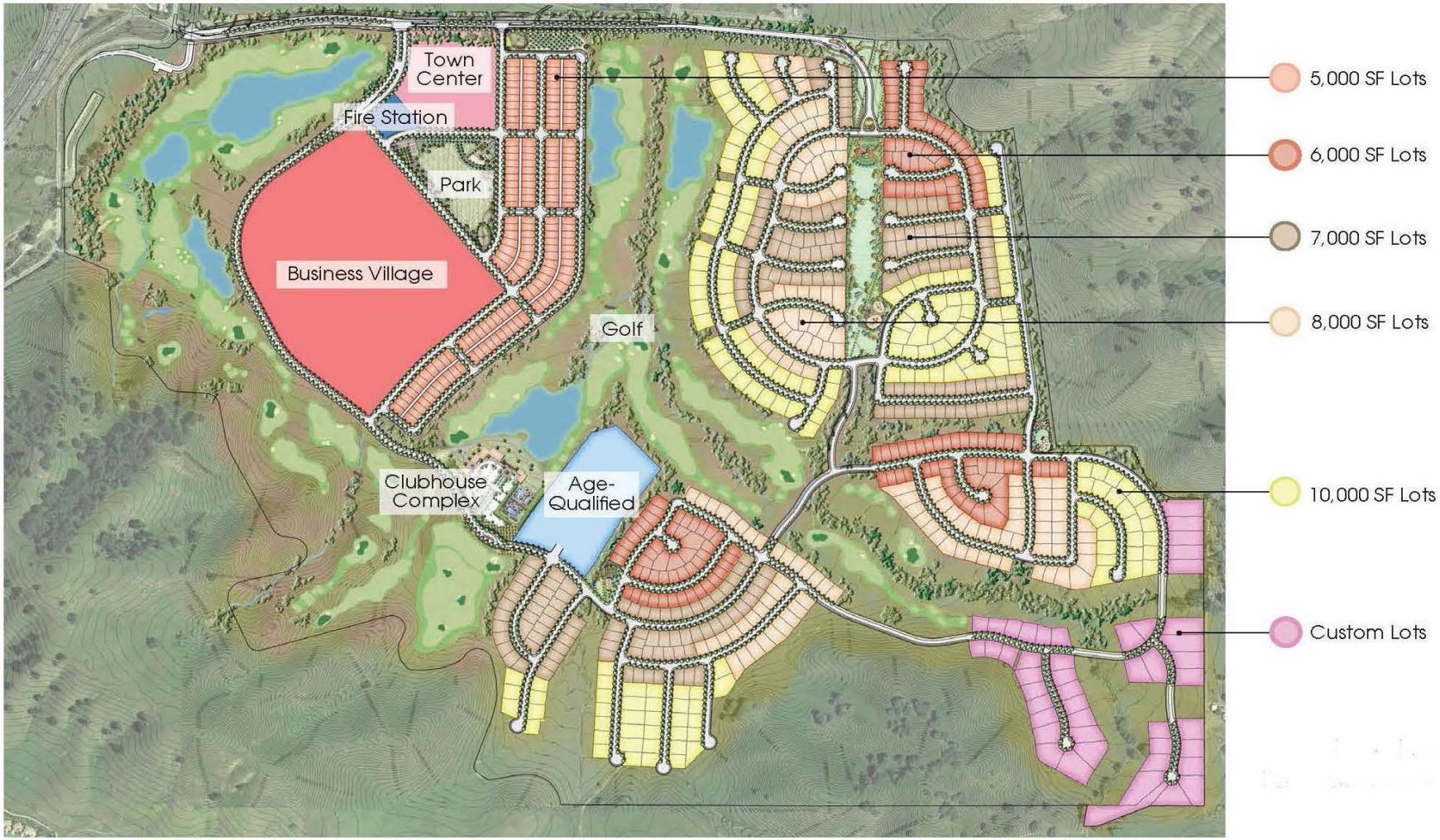
Other Related CEQA Documents

In addition to the Lagoon Valley CEQA documents described above, the City of Vacaville certified an EIR for its comprehensive General Plan Update in 2015. The General Plan EIR evaluated potential impacts associated with development allowed by the General Plan. The Draft General Plan EIR was published in October 2013, and the Final EIR was published in June 2014. Since it was certified in 2015, this EIR is referred to below as the 2015 General Plan EIR.

The planned land uses for the Lagoon Valley project are reflected in the General Plan land use map, and a set of policies and actions under General Plan Goal LU-22 specifically address this development. Therefore, as part of its citywide analysis, the 2015 General Plan EIR also evaluated the planned Lagoon Valley development. All aspects of the Lower Lagoon Valley Policy Plan Implementation project were

CEQA ANALYSIS

Figure 1 Lagoon Valley Development Plan



considered in the spatial analyses conducted for the General Plan EIR (aesthetics, agriculture, exposure to localized air pollution and noise, biological resources, cultural resources, geology, hazards and safety, hydrology and water quality, and land use). The quantitative analyses (traffic generation, air pollution emissions, greenhouse gas emissions, noise generation, population growth, impacts on public services and utilities, and recreation) assumed development of 1,025 units in Lagoon Valley by 2035. However, as explained in the General Plan EIR, deviations from the horizon-year projection are not in themselves a basis for finding inadequacy of the General Plan EIR, since these projections represent Vacaville's best estimate of "reasonably foreseeable" development under the General Plan. The horizon-year projection is used as a basis for the environmental assessment, but the actual location, extent, and type of physical development is governed by the policies and land use designations in the City's adopted General Plan, not by the assumptions used for the General Plan EIR.

Project Location and Setting

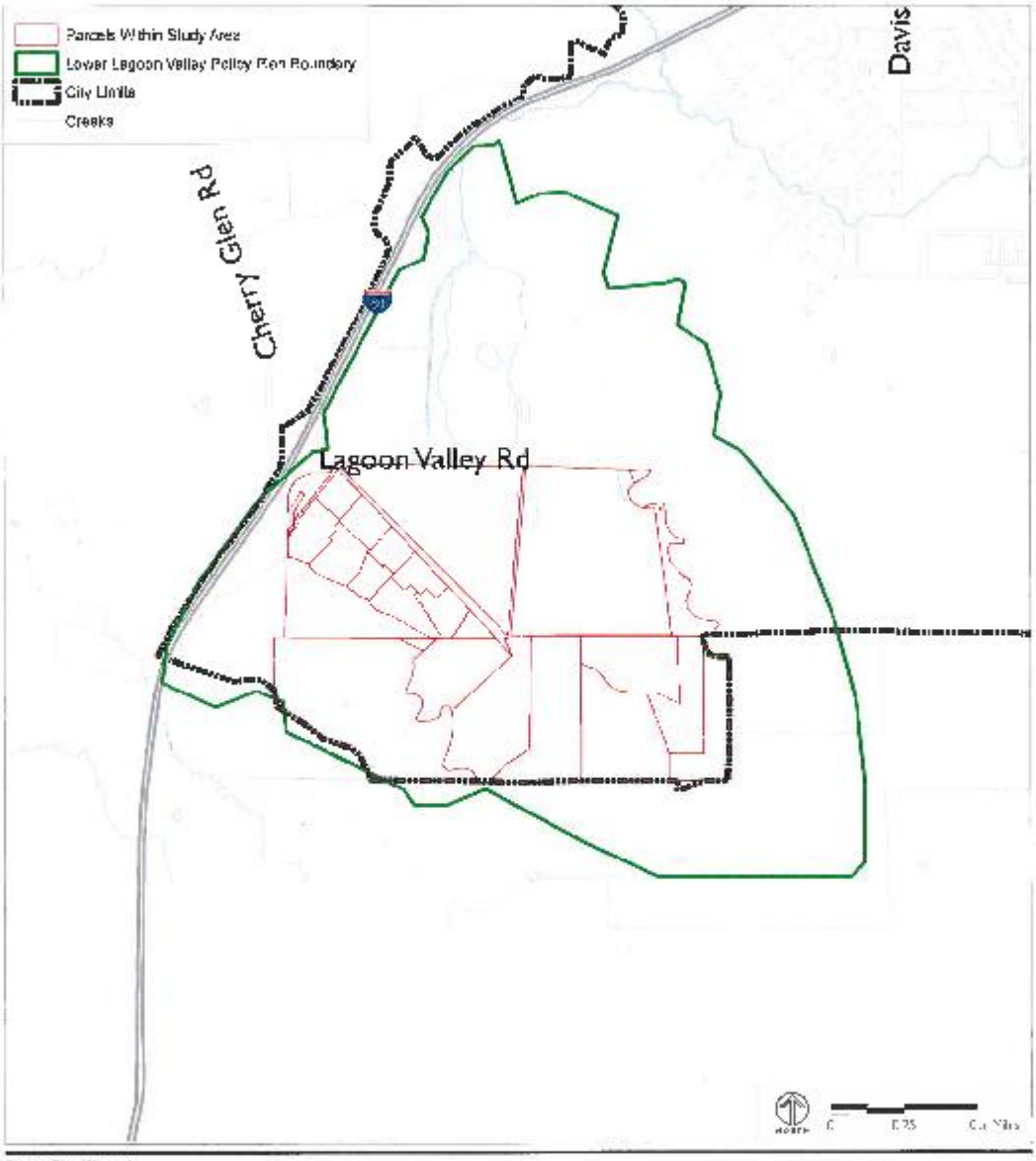
The Lower Lagoon Valley Policy Plan Implementation Project is located in northern Solano County, in the southwestern corner of the City of Vacaville. The Lower Lagoon Valley Policy Plan Implementation Project uses the same boundary as the 1990 Lower Lagoon Valley Policy Plan, which is bounded on the west by Interstate 80 and by low hills on the north, east, and south. Separated by Interstate 80 from the northern portion of Lagoon Valley, the Policy Plan Area represents the transition zone between the City of Vacaville and the City of Fairfield to the south. Regional access is provided by Interstate 80; local access from the freeway is via Lagoon Valley Road, which traverses the Policy Plan Area, and via Pena Adobe Road. Other local roadways include Rivera and Nelson Roads, which are internal to the Policy Plan Area and run parallel to Interstate 80 on its east side. The Policy Plan Area is gently sloped to the center and north, with moderate and steep slopes at the perimeter.

Three privately owned parcels occupy approximately 20 acres of highway commercial uses in the northern portion of the Policy Plan Area, adjacent to Interstate 80. Lagoon Valley Park, including Lagoon Valley Lake, covers over 300 acres of the Policy Plan Area to the north of Lagoon Valley Road and east of the three privately owned parcels. The remaining Policy Plan Area (approximately 1,800 acres) contains a few scattered single-family residences, but mainly covers substantial amounts of City-owned open space and agricultural and grazing land.

The Policy Plan Area is larger than the development area planned by the Lower Lagoon Valley Policy Plan Implementation Project. As shown in Figure 2, the Policy Plan Area extends beyond the Vacaville city limits, whereas the area planned for development is entirely within the city limits. Because the proposed phasing and development agreement only affects the area planned for development, this Addendum evaluates that development area (i.e., the "study area" for this Addendum), and not the entire Lower Lagoon Valley Policy Plan Area.

CEQA ANALYSIS

CITY OF VACAVILLE
LAGOON VALLEY PHASING AND DEVELOPMENT AGREEMENT INITIAL CEQA ANALYSIS



Source: City of Vacaville

FIGURE 2
STUDY AREA

Environmental Evaluation

This section assesses the potential impacts of the proposed phasing and development agreement, and whether such impacts have been adequately addressed in the 2004 Lagoon Valley EIR, 2005 Lagoon Valley Addendum, or 2015 General Plan EIR. For the majority of topics, the scope of the analysis, format, and terminology used in this memo are the same as those discussed in the 2004 Lagoon Valley EIR and 2005 Addendum. However, the CEQA Guidelines have been amended since 2005 to address other new topics, so the evaluation below also considers those topics.

For each topic below, any updates to the environmental setting since the 2004 Lagoon Valley EIR and 2005 Addendum are provided first, if any, followed by an assessment of impacts and a mitigation summary.

LAND USE AND PLANNING (INCLUDING AGRICULTURE)

Setting

As described in the 2004 Lagoon Valley EIR and 2005 Addendum, the majority of the study area is undeveloped, consisting of City-owned open space and privately owned agricultural and grazing land. Since the 2005 Addendum, the 168-acre Hines Nursery, which previously comprised about 35 percent of the development area, has closed. No other significant land use changes have occurred since 2005.

Since the 2005 Addendum, the City of Vacaville has adopted an updated General Plan, which designates the study area for the following uses:

- Residential Golf Course: 418 acres
- Business Park: 256 acres
- Public Park: 2 acres
- Public Open Space: 187 acres
- Hillside Agriculture: 37 acres

In 2008, Solano County adopted an updated General Plan, but because the study area is within the Vacaville city limits, the County General Plan does not apply.

The California Department of Conservation released updated farmland data from 2012, which shows that the majority of the study area is classified as grazing land. Approximately 23 acres are classified as unique farmland. There are no parcels with Williamson Act contracts in the study area.

Impacts

Land Use Compatibility Impacts

The 2004 Lagoon Valley EIR concluded that the previous project would include construction and operation of developed uses that could be incompatible with agricultural uses in the Plan Area, Lagoon Valley Park, and adjacent existing uses. In addition, the 2004 EIR found that the previous project would include

construction and operation of incompatible uses internal to the Plan Area. These impacts were determined to be less than significant because the previous project would include land use policies, design guidelines, and buffers that minimize incompatibilities. The 2005 Addendum concluded that the revised project would not change the previous less-than-significant impact findings because it maintained the land use policies, design guidelines, and buffers that minimize incompatibilities. Also, because the revised project reduced the development area, the 2005 Addendum found that the revised project would reduce potential impacts related to compatibility with Lagoon Valley Park.

The proposed phasing and development agreement would not change the allowed uses. The 2004 EIR identified potential land use compatibility impacts related to ongoing agricultural operations at the Hines Nursery during the early phases of the project. Because the Hines Nursery has closed, potential impacts related to land use compatibility with those agricultural operations would be reduced. The existing land uses in the area have not otherwise substantially changed since the 2005 Addendum. Therefore, there would be no change to the previous less-than-significant impact findings related to land use compatibility.

Agricultural Impacts

The 2004 Lagoon Valley EIR concluded that the previous project would convert Prime and Unique Farmland to a developed use, causing a net loss of 244 acres of Important Farmland within the Plan Area. No feasible mitigation was identified, and the impact was determined to be significant and unavoidable. The 2005 Addendum concluded that the revised project would convert 232 acres of Important Farmland and maintained the significant and unavoidable impact finding.

As explained in the land use and planning setting description above, the California Department of Conservation's most recent farmland mapping data indicates that there are only 23 acres of Unique Farmland within the study area, so the acreage of impacted Important Farmland would be reduced from what was previously evaluated. However, because Important Farmland is still planned for development, the impact would remain significant. As stated in the 2004 EIR and 2005 Addendum, no feasible mitigation is available for this impact, so it would remain significant and unavoidable.

In addition, the 2015 General Plan EIR found a significant and unavoidable impact related to conversion of Important Farmland, including for the 23 acres of Unique Farmland located within the study area.

Because this significant and unavoidable impact has been identified and evaluated in the 2004 EIR, 2005 Addendum, and 2015 General Plan EIR, no additional analysis would be required under CEQA for the proposed phasing and development agreement.

Consistency with Other Planning Documents

The 2004 Lagoon Valley EIR concluded that the previous project could conflict with adopted applicable land use plans, policies, or regulations, but found the impact to be less than significant with approval of General Plan amendments and adoption of the Specific Plan. The 2005 Addendum determined that the revised project would reduce impacts related to General Plan and Land Use and Development Code

consistency because General Plan amendments and rezonings would no longer be required. In addition, the revised project would implement the 1990 Policy Plan with no amendments, and it would maintain consistency with the Travis Air Force Base Land Use Compatibility Plan and the concepts in the planned Solano County Habitat Conservation Plan.

The proposed phasing and development agreement would not change the allowed uses or development concepts, so it would not change any impacts related to consistency with other planning documents. As explained in the land use and planning setting description above, since the 2005 Addendum, the City of Vacaville has adopted an updated General Plan. The 2015 General Plan anticipates the Lagoon Valley development, which is reflected on the General Plan land use map and addressed in Goal LU-22 and its associated policies and actions. Therefore, the impact related to consistency with the General Plan would remain less than significant.

Other Thresholds

In addition to the analyses from the 2004 EIR and 2005 Addendum discussed above, CEQA requires consideration of the following:

- Would the project physically divide an established community?
- Would the project conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production?
- Would the project result in the loss of forestland or conversion of forestland to a non-forest use?

As explained in the land use and planning setting description above, the Lower Lagoon Valley Policy Plan Implementation Project will be located in an area that is primarily undeveloped. There are no existing established communities that would be affected by it.

In addition, the study area is not currently zoned for forestland, timberland, or Timberland Production. While there are some woodlands in the southwest portion of the study area (see Figure 4.2-4 of the 2013 General Plan Draft EIR), they are not located in the area proposed for development; rather, they are planned for open space use.

Therefore, the approved Lower Lagoon Valley Policy Plan Implementation Project would have less-than-significant impacts with respect to dividing established communities and impacts to forest resources. The proposed phasing and development agreement would not change the less-than-significant impacts.

Mitigation

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that no land use and planning mitigation measures were required for the previous or revised project, except in the case of the loss of Important Farmland where no feasible mitigation measure was available. No additional mitigation would be

necessary for the proposed phasing and development agreement, and no new mitigation measures for the loss of agricultural land have been identified.

PARKS AND RECREATION

Setting

According to the 2015 General Plan EIR, the City currently owns and manages 117 acres of neighborhood parkland, 140 acres of community parkland, and the 314-acre Lagoon Valley Regional Park. In addition, there are approximately 2,090 acres of publicly-accessible open space in Vacaville.

Since the 2005 Addendum, the City prepared the Lagoon Valley Park Master Plan, and the Community Services Commission directed staff to complete the environmental assessment as appropriate at a later time. This Master Plan has not been formally adopted by the City Council.

Impacts

Parkland Provision Standards

The 2004 Lagoon Valley EIR found that the previous project could conflict with City standards for the provision of parkland. However, the EIR concluded that the impact would be less than significant because the previous project would provide 16 to 18 acres of residential recreational facilities and 15 acres of passive open space that would meet or exceed General Plan parkland requirements, as well as contribute $4 to $5 million to the City for park-related purposes. No mitigation was necessary. The 2005 Addendum concluded that the revised project would maintain the less-than-significant impact finding. With its reduced development potential, parkland requirements would be reduced; meanwhile, the revised project includes more parkland than the previous project.

The proposed phasing and development agreement would not change the allowed uses, number of new residents, or amount of parkland provided by the revised project from what was evaluated in the 2005 Addendum. Therefore, there would be no change to the previous less-than-significant impact finding related to parkland provision standards.

Construction or Expansion of Park Facilities

The 2004 Lagoon Valley EIR concluded that the previous project could have created additional demand on existing recreational and park facilities, necessitating the construction or expansion of existing recreational facilities that might have an adverse physical effect on the environment. Because impacts of improvements to Lagoon Valley Park and to other open space acquisition projects could not be determined, the EIR found that the impact was significant. No feasible mitigation measures were identified, so the impact was determined to be significant and unavoidable. The 2005 Addendum maintained the significant and unavoidable finding. Although the resident population would be smaller

with the revised project, it would still necessitate park improvements that could have physical effects on the environment.

The proposed phasing and development agreement would not change the number of new residents that would place demands on existing recreational and park facilities. Therefore, the planned project would not increase demands on recreational and park facilities beyond what was evaluated in the 2004 EIR and 2005 Addendum, and the impact would remain unchanged.

As explained in the parks and recreation setting section above, since the 2005 Addendum, the City has prepared the Lagoon Valley Park Master Plan, but the plan has not undergone environmental review nor has it been formally adopted by the City Council. Therefore, additional information is now known about the anticipated improvements to Lagoon Valley Park, which will be needed in part due to the residential development allowed by the Lower Lagoon Valley Policy Plan Implementation Project. With this additional information, it is possible that mitigation measures could be identified to reduce the significant impact that was identified in the 2004 EIR and 2005 Addendum and that would be carried forward with the proposed phasing and development agreement. However, doing so would be premature given that the Lagoon Valley Park Master Plan has not yet been evaluated under CEQA and formally adopted, and planned improvements could change. Furthermore, as noted in the 2004 EIR, the Park Master Plan will be considered as a separate project for CEQA purposes and will undergo project-level CEQA review. Therefore, the proposed phasing and development agreement would not change the previous conclusion of a significant and unavoidable impact.

Physical Deterioration of Park Facilities

The 2004 Lagoon Valley EIR concluded that the previous project could increase the use of existing park facilities such that substantial deterioration of these facilities could occur or be accelerated. The prior project included the establishment of a permanent funding mechanism for the maintenance of Lagoon Valley Park and other City-owned open spaces, as well as the contribution of $4 to $5 million in funds for park-related purposes. Since the City was initiating an update of the Lagoon Valley Park Master Plan, no specific Park improvements had yet been selected at the time of EIR certification; therefore, potential physical environmental effects associated with improvements to the Park could not be determined at that time. The EIR analysis concluded that this was a potentially significant impact and that there were no feasible mitigation measures available. The 2005 Addendum maintained the significant and unavoidable finding.

The proposed phasing and development agreement would not change the number of new residents that would increase the use of existing recreational and park facilities. Therefore, the impact would remain unchanged. As explained above in the evaluation related to constructing or expanding park and recreation facilities, although the Lagoon Valley Park Master Plan has since been developed, it has not been formally adopted, and planned improvements could change. Therefore, the proposed phasing and development agreement would not change the previous conclusion of a significant and unavoidable impact.

Temporary Disruption of Existing Recreation Facilities

The 2004 Lagoon Valley EIR concluded that construction activities associated with installation of utilities infrastructure for the previous project could have temporarily disrupted existing recreation facilities. Installation of on-site and off-site utility infrastructure for the previous project would have involved earth-disturbing activities within Lagoon Valley Park, pedestrian/bike trails, and open space adjacent to Pena Adobe. Portions of these facilities would have required closure for infrastructure construction activities. The EIR concluded that this temporary disruption would be a significant impact; however, mitigation was identified to reduce the impact to a less-than-significant level (Mitigation Measure 4.3-4 on page 4.3-10 of the 2004 Draft EIR). The 2005 Addendum maintained this impact finding and mitigation measure.

The proposed phasing and development agreement would not change the utilities infrastructure plan from what was previously evaluated in the 2005 Addendum, nor would it allow other construction activities to occur that could disrupt recreation facilities and that were not anticipated in the 2004 EIR and 2005 Addendum. Therefore, there would be no change to the previous impact finding related to disruption of recreation facilities, and Mitigation Measure 4.3-4 would be maintained.

Mitigation

Mitigation Measure 4.3-4, identified on page 4.3-10 of the 2004 Draft EIR to reduce temporary construction impacts on existing recreation facilities, would continue to be applicable. No new mitigation has been identified that would reduce the significant unavoidable impacts on existing parks or the impacts resulting from demand for new recreational facilities that were identified in the 2004 EIR and 2005 Addendum and that would be carried forward by the proposed phasing and development agreement. No other new mitigation measures would be necessary for the proposed phasing and development agreement.

VISUAL RESOURCES

Setting

Since the 2005 Addendum, the California Building Code has been updated to include standards for outdoor lighting that are intended to improve energy efficiency, and to reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls.

Impacts

Scenic Vistas and Visual Character of Scenic Resources

The 2004 Lagoon Valley EIR concluded that the previous project would alter scenic vistas and the visual character of the scenic resources. In order to preserve views of the Plan Area, especially of Lagoon Valley Park, the prior project proposed to: (1) allow no alterations within the Park, except in conformance with an adopted Park Master Plan update; (2) permit no development on hillside open space areas; (3) create a

landscaped corridor and a landscape berm along Interstate 80 to screen proposed uses from view; (4) maintain a major view corridor looking towards the lake; (5) impose restrictions on building heights, locations, and finishing materials; and (6) screen mechanical equipment and locate utilities underground. Overall, the EIR analysis concluded that even with incorporation of those scenic quality and view preservation features, the project would still result in a permanent change to existing scenic vistas and the visual character of existing scenic resources. There were no feasible mitigation measures identified, and the impact was determined to be significant and unavoidable. The revised project evaluated in the 2005 Addendum maintained those scenic quality and view preservation features, included additional view corridors, and reduced the development area. The 2005 Addendum concluded that although impacts would be reduced, they would remain significant and unavoidable.

The proposed phasing and development agreement would not change the development plan or the scenic quality and view preservation features from what was evaluated in the 2005 Addendum. As stated in the 2004 EIR and 2005 Addendum, no feasible mitigation is available for this impact, so it would remain significant and unavoidable.

Visual Character of Lower Lagoon Valley

The 2004 Lagoon Valley EIR found that the previous project would alter the visual character of Lower Lagoon Valley. The EIR analysis concluded that although the project would incorporate features to preserve the visual character of the Plan Area and minimize visual effects associated with its development, it would constitute a substantial change in the visual environment east of Interstate 80. There were no feasible mitigation measures identified, and the impact was found to be significant and unavoidable. The revised project evaluated in the 2005 Addendum maintained those features to preserve visual character and minimize visual effects, and it reduced the development area. The 2005 Addendum concluded that although impacts would be reduced, they would remain significant and unavoidable.

The proposed phasing and development agreement would not change the development plan or the features to preserve visual character and minimize visual effects from what was evaluated in the 2005 Addendum. As stated in the 2004 EIR and 2005 Addendum, no feasible mitigation is available for this impact, so it would remain significant and unavoidable.

Light and Glare

The 2004 Lagoon Valley EIR found that the previous project would create new sources of light, which could adversely affect nighttime views of the Plan Area. The EIR analysis concluded that the increase in nighttime lighting, the potential for this lighting to disturb future Plan Area residents, and the potential for glare from light reflecting off commercial and business/professional buildings would be a significant impact. Mitigation was identified to reduce glare and light disturbance impacts to a less-than-significant level (Mitigation Measure 4.4-3 on page 4.4-23 of the 2004 Draft EIR), but impacts associated with the increase in nighttime lighting and changes in the existing nighttime environment were found to be significant and unavoidable. The 2005 Addendum maintained these impact findings and Mitigation Measure 4.4-3.

The proposed phasing and development agreement would not change the development plan or the features to minimize visual effects from what was evaluated in the 2005 Addendum. Therefore, there would be no change to the previous impact findings related to light and glare, and Mitigation Measure 4.4-3 would be maintained.

Mitigation

Mitigation Measure 4.4-3, identified on page 4.4-23 of the 2004 Draft EIR to reduce project-related light and glare impacts, would continue to be applicable. No other new mitigation has been identified that would reduce the significant and unavoidable impacts on scenic vistas, visual character, and nighttime lighting. No other new mitigation measures would be necessary for the proposed phasing and development agreement.

TRANSPORTATION AND CIRCULATION

Setting

Since the 2005 Addendum, a Class I bicycle facility has been constructed along Nelson Road within and near the study area. In addition, an updated regional transportation plan, *Plan Bay Area*, was adopted in 2013. *Plan Bay Area* includes a planned project that affects the study area: implementation of the Interstate 80/Lagoon Valley Road interchange improvements, which entails widening of overcrossing and ramps as well as signalization.

Updated traffic operations data is available from the 2015 General Plan EIR. The General Plan EIR analyzed ten of the twelve intersections that were studied in the 2004 Lagoon Valley EIR. Those intersections and their existing operations are provided in Table 1, along with intersection operations at one additional intersection in the Lagoon Valley vicinity that was not analyzed in the 2004 EIR (Lagoon Valley Road at Interstate 80 westbound ramps). As shown in Table 2, the 2015 General Plan EIR also provides updated freeway mainline segment level of service (LOS) information.

Impacts

Effects Determined to Have Less-Than-Significant Impacts

The 2004 Lagoon Valley EIR concluded that the previous project would not result in significant impacts to roadway segments under any of the analysis scenarios or to freeway segments under the Existing + Approved Projects scenario. The 2005 Addendum maintained those less-than-significant impact findings.

The proposed phasing and development agreement would not change the allowed uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to traffic impacts would not change.

TABLE 1 INTERSECTION LEVEL OF SERVICE – EXISTING CONDITIONS

	Intersection	Control	Peak Hour	LOS[a]	Average Delay (sec)[b,c]
3	Alamo Drive at I-80 EB Ramp	Signalized	AM	A	6.7
			PM	A	2
4	Alamo Drive at Marshall Road	Signalized	AM	C	32.7
			PM	C	32.4
5	Alamo Drive at Merchant Street	Signalized	AM	D	36.4
			PM	C	29.8
16	Cherry Glen Road at Pleasants Valley Road	One/Two-Way Stop	AM	A(A)	8.1 (9.4)
			PM	A(A)	6.4 (9.8)
17	Cherry Glen Road at I-80 EB Ramp	One/Two-Way Stop	AM	A(A)	3.4 (9.1)
			PM	A(A)	6.5 (9.6)
18	Cherry Glen Road at I-80 WB Ramp	One/Two-Way Stop	AM	A(A)	6.3 (9.8)
			PM	A(A)	6.2 (10)
19	Lagoon Valley Road at I-80 EB Ramp	One/Two-Way Stop	AM	A(B)	7.2 (10.9)
			PM	A(B)	8.7 (11.6)
20	Lagoon Valley Road at I-80 WB Ramp	One/Two-Way Stop	AM	A(A)	1.8 (9.5)
			PM	A(A)	2 (9.5)
21	Cherry Glen Road at Lyon Road	One/Two-Way Stop	AM	A(B)	4.2 (10.1)
			PM	A(A)	5 (9.8)
29	I-80 EB at North Texas Street^	Signalized	AM	A	8.1
			PM	B	18.2
30	I-80 WB at North Texas Street^	Signalized	AM	C	21.6
			PM	C	25.4

Note: ^ denotes intersections located in Fairfield
a. LOS = level of service
b. Average Delay = average vehicle delay in seconds
c. For unsignalized intersections, LOS/delay are shown for both overall intersection and worst approach e.g. A (B) 2.4 (14.3).
Source: Kittelson & Associates, 2012.

As shown in Table 2, updated information is available from the 2015 General Plan EIR about existing traffic operations on Interstate 80. Table 3 below compares the existing freeway traffic operations from the 2004 Lagoon Valley EIR to those provided in the 2015 General Plan EIR. As shown in Table 3, the updated existing freeway traffic operations from the 2015 EIR are similar to the existing traffic operations disclosed in the 2004 Lagoon Valley EIR, but operations have slightly worsened eastbound in the AM peak hour and westbound in the PM peak hour. The 2004 Lagoon Valley EIR disclosed that the worst freeway segment

TABLE 2 FREEWAY MAINLINE SEGMENT LEVEL OF SERVICE – EXISTING CONDITIONS

Location	No. of Lanes	AM Peak Hour		PM Peak Hour	
		Density[a]	LOS[b]	Density[a]	LOS[b]
Interstate 80 West of Lagoon Valley Road					
Eastbound	4	17.1	B	31.5	D
Westbound	4	23.9	C	25.4	C

a. Density = passenger cars per mile per lane.
b. LOS = Level of service.
Source: Kittelson & Associates, 2012.

operations in the Existing + Approved Projects scenario were LOS E eastbound in the PM peak hour. Because the updated existing operations information from the 2015 General Plan EIR indicates that eastbound PM peak hour traffic has remained the same as what was evaluated in the 2004 EIR (i.e., LOS D), freeway operations with the project are expected to remain at LOS E, and the impact would remain less than significant.

TABLE 3 FREEWAY LEVEL OF SERVICE – EXISTING CONDITIONS COMPARISON

Direction	AM Peak Hour		PM Peak Hour	
	2004 EIR	2015 EIR	2004 EIR	2015 EIR
Eastbound (Worst segment)	A	B	D	D
Westbound (Worst segment)	D	C	B	C

Notes: LOS = Level of service.
The 2004 EIR evaluated shorter individual segments than what was evaluated in the 2015 General Plan EIR. This table shows the LOS from the worst operating segments evaluated in the 2004 EIR.

Because the traffic generated by the project would not change as a result of the proposed phasing and development agreement, and because updated existing traffic operations data do not indicate that a new significant impact would occur, there would be no change to the previous less-than-significant impact findings.

Intersection Operations

The 2004 Lagoon Valley EIR concluded that the previous project would generate traffic that would cause LOS to degrade to an unacceptable level at one intersection under the Existing + Approved Projects + Project conditions, causing a significant impact. The 2005 Addendum eliminated that impact based on revisions to the project that reduced traffic.

In the 2025 scenario, the 2004 Lagoon Valley EIR concluded that the previous project would generate traffic that would cause intersection LOS to degrade to unacceptable levels at three intersections. The 2005 Addendum concluded that the revised project would not cause intersections to degrade to unacceptable LOS, assuming a signal is installed at the intersection of the Interstate 80 eastbound ramps

with Lagoon Valley Road. Although the analysis assumed installation of this signal, it was listed as a mitigation measure for the revised project (part of Mitigation Measure 4.5-2(a), page 4.5-19 of the 2004 Draft EIR), as it was in the 2004 EIR, to ensure that it is implemented when needed. As noted in the transportation and circulation setting section above, the updated regional transportation plan identifies interchange improvements at Interstate 80/Lagoon Valley Road, including signalization, so this project is still planned.

In summary, the 2005 Addendum found less-than-significant impacts on intersection operations, but maintained the portion of Mitigation Measure 4.5-2(a) that requires installation of a traffic signal at the Interstate 80 eastbound ramps with Lagoon Valley Road (see page 50 of the 2005 Addendum).

The proposed phasing and development agreement would not change the allowed uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to traffic impacts would not change.

As shown in Table 1 above, updated information is available from the 2015 General Plan EIR about existing traffic operations at ten of the twelve intersections that were evaluated in the 2004 Lagoon Valley EIR. Table 4 below compares the existing intersection operations from the 2004 Lagoon Valley EIR to those provided in the 2015 General Plan EIR. As shown in Table 4, the updated existing intersection operations from the 2015 EIR are similar to the existing traffic operations disclosed in the 2004 Lagoon Valley EIR. In some cases, existing intersection operations have substantially improved, but they have worsened at two intersections:

- Alamo Drive at Marshall Road has changed from LOS B to LOS C in the PM peak hour.
- Alamo Drive at Merchant Street has changed from LOS C to LOS D in the AM peak hour.

The 2005 Addendum found that Existing + Approved Projects + Project conditions would result in the following operations at the two intersections for which existing operations have worsened:

- Alamo Drive at Marshall Road: LOS B in PM peak hour
- Alamo Drive at Merchant Street: LOS D in the AM peak hour

In the 2025 scenario, the 2005 Addendum found that LOS at those intersections would be as follows:

- Alamo Drive at Marshall Road: LOS D in PM peak hour
- Alamo Drive at Merchant Street: LOS E in the AM peak hour

Comparing the traffic operations data between the 2005 Lagoon Valley Addendum and the 2015 General Plan EIR is not ideal because they use different methodologies. However, the 2015 LOS values indicate that existing traffic operations may have worsened at two intersections that will be affected by Lagoon Valley development compared to what was evaluated in the 2005 Addendum. Because those intersections were projected to operate at or near the threshold of LOS E in the Existing + Approved Projects + Project and 2025 scenarios, it is possible that the worsened existing traffic operations would cause the project to trigger a new significant impact at one or both of these intersections, either by changing the LOS from an

TABLE 4 INTERSECTION LEVEL OF SERVICE – EXISTING CONDITIONS COMPARISON

Intersection	Control	Peak Hour	2004 EIR LOS	2015 EIR LOS
Alamo Drive at I-80 EB Ramp	Signalized	AM	B	A
		PM	D	A
Alamo Drive at Marshall Road	Signalized	AM	-	C
		PM	B	C
Alamo Drive at Merchant Street	Signalized	AM	C	D
		PM	C	C
Cherry Glen Road at Pleasants Valley Road	One/Two-Way Stop	AM	-	A
		PM	A	A
Cherry Glen Road at I-80 EB Ramp	One/Two-Way Stop	AM	A	A
		PM	A	A
Cherry Glen Road at I-80 WB Ramp	One/Two-Way Stop	AM	A	A
		PM	A	A
Lagoon Valley Road at I-80 EB Ramp	One/Two-Way Stop	AM	A	A
		PM	A	A
Lagoon Valley Road at I-80 WB Ramp[d]	One/Two-Way Stop	AM	–	A
		PM	–	A
Cherry Glen Road at Lyon Road	One/Two-Way Stop	AM	–	A
		PM	A	A
I-80 EB at North Texas Street^	Signalized	AM	C	A
		PM	E	B
I-80 WB at North Texas Street^	Signalized	AM	C	C
		PM	C	C

Notes: LOS = level of service
– denotes intersection that was not evaluated in the 2004 Lagoon Valley EIR
^ denotes intersections located in Fairfield
For unsignalized intersections, only the overall intersection LOS is shown for comparison because the 2004 EIR only provided overall intersection LOS (i.e., the 2004 EIR doesn't provide LOS for the worst approach).
Source: Kittelson & Associates, 2012.

acceptable level to an unacceptable level, or by degrading operations by 2 percent or more at an intersection that would operate at an unacceptable level without the project.

The change in existing traffic operations since the 2005 Addendum constitutes a change with respect to the circumstances under which the project is undertaken, which could result in a new significant impact.

However, as described in the CEQA context section above, Section 15183 of the CEQA Guidelines mandates that projects that are consistent with the General Plan, such as the Lower Lagoon Valley Policy Plan Implementation Project, shall not require additional environmental review for offsite impacts, such as traffic impacts at intersections outside of the project itself. Such impacts have already been considered in the General Plan EIR. Therefore, no additional analysis is required under CEQA.

Freeway Operations in 2025

The 2004 EIR and 2005 Addendum found significant impacts resulting from project-generated traffic that would cause freeway segment LOS to degrade to unacceptable levels on Interstate 80 in 2025. Implementation of Mitigation Measures 4.5-3(b), (c), and (d) (page 4.5-22 of the 2004 Draft EIR)

would reduce these impacts to a less-than-significant level. However, because implementation is not within the jurisdiction of the City of Vacaville, these impacts were determined to be significant and unavoidable.

Because the traffic generated by the project would not change as a result of the proposed phasing and development agreement, there would be no change to the previous significant impact findings for freeway operations in 2025. Mitigation Measures 4.5-3(b), (c), and (d) would still apply, and the significant and unavoidable impact findings would remain unchanged given that those mitigations would need to occur outside of the jurisdiction of the City of Vacaville. No additional analysis would be required under CEQA.

Freeway Ramps

The 2004 Lagoon Valley EIR concluded that project-generated traffic would cause one freeway ramp to degrade from acceptable to unacceptable LOS in 2025. The 2005 Addendum eliminated that impact based on revisions to the project.

The proposed phasing and development agreement would not change the allowed uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to traffic impacts would not change. Updated freeway ramp operations data is not available. As a result, there would be no change to the previous less-than-significant impact findings related to freeway ramp operations.

Freeway Diverge Operations

The 2004 EIR and 2005 Addendum found significant impacts resulting from project-generated traffic that would cause two freeway ramp diverge areas to degrade from acceptable to unacceptable LOS in the AM peak period: the diverge from westbound Interstate 80 to the Cherry Glen Road/Pena Adobe Road off-ramp and the diverge from westbound Interstate 80 to the North Cherry Glen Road off-ramp. Implementation of Mitigation Measures 4.5-5(b) and (c) (page 4.5-24 of the 2004 Draft EIR) would reduce

these impacts to a less-than-significant level. However, because implementation is not within the jurisdiction of the City of Vacaville, these impacts were determined to be significant and unavoidable.

Because the traffic generated by the project would not change as a result of the proposed phasing and development agreement, there would be no change to the previous significant impact findings for freeway diverge operations. Mitigation Measures 4.5-5(b) and (c) would still apply, and the significant and unavoidable impact findings would remain unchanged given that those mitigations would need to occur outside of the jurisdiction of the City of Vacaville. No additional analysis would be required under CEQA.

Variant with California Drive Overcrossing

The Vacaville General Plan that was in effect when the 2004 Lagoon Valley EIR and 2005 Addendum were prepared included a series of recommended future roadway improvements in the Transportation Element. Among them was construction of an extension of California Drive between Marshall Road and Cherry Glen Road, including an overcrossing over the Interstate 80 freeway. This would connect Lower Lagoon Valley directly to other areas of Vacaville. That same recommended future roadway improvement is also included in the updated General Plan that was adopted in 2015.

The transportation analysis for the California Drive Overcrossing Variant assumed that the overcrossing would be constructed as a two-lane roadway by 2025 (the 2015 General Plan also assumes a two-lane roadway). The westbound off-ramp from Interstate 80 at North Cherry Glen Road would be closed. The extension of Manuel Campos Parkway to North Texas Street and Interstate 80 was assumed, as for the 2025 Baseline and 2025 Baseline + Project scenarios.

The 2004 Lagoon Valley EIR and 2005 Addendum evaluated how the California Drive Overcrossing Variant would affect the transportation impacts, and found that some impacts would be reduced compared to analysis without the variant, while other new impacts would occur.

The proposed phasing and development agreement would not change the allowed uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to traffic impacts would not change, and no additional analysis is required under CEQA.

Other Thresholds

In addition to the analyses from the 2004 EIR and 2005 Addendum discussed above, CEQA requires consideration of the following:

- Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- Would the project result in inadequate emergency access?

- Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

These four thresholds were considered in the 2015 General Plan EIR, which accounted for the land uses allowed by the Lower Lagoon Valley Policy Plan Implementation Project. The air traffic and hazards impacts were found to be less than significant. The 2015 General Plan EIR found a significant and unavoidable impact on emergency access resulting from intersections operating at unacceptable LOS. In addition, the General Plan EIR found a potentially significant impact related to conflicts with the accessibility and geographic coverage goals of the Vacaville City Coach Short Range Transit Plan, but through implementation of General Plan policies and actions, found the impact to be less than significant.

Because the General Plan EIR accounted for the land uses allowed by the Lower Lagoon Valley Policy Plan Implementation Project, these impacts have already been evaluated at a programmatic level. In addition, CEQA does not require that a subsequent EIR be prepared to evaluate new thresholds that were not covered by the prior CEQA document. Therefore, no additional analysis is required by CEQA. However, if a subsequent EIR is prepared for other reasons, we recommend evaluating these thresholds at a project level.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.5-2(a), as revised in the 2005 Addendum on page 50, to require installation of a traffic signal at the Interstate 80 eastbound ramps with Lagoon Valley Road.
- Mitigation Measures 4.5-3(b), (c), and (d), identified on page 4.5-22 of the 2004 Draft EIR, to address freeway segment impacts.
- Mitigation Measures 4.5-5(b) and (c), identified on page 4.5-24 of the 2004 Draft EIR, to address freeway diverge operations impacts.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

AIR QUALITY

Setting

Since the 2005 Addendum, the US Environmental Protection Agency (EPA) revoked the 1-hour ozone standard and enacted the 8-hour ozone standard, which required air districts and the California Air Resources Board (CARB) to prepare a new attainment demonstration State Implementation Plan (SIP). The latest SIP for the 8-hour ozone standard, the 2009 Sacramento Metropolitan Area 8-Hour Ozone Attainment Plan, contains additional control measures to demonstrate that the region will attain the 8-hour standard by the target date of 2018.

In addition, since the 2005 Addendum, the Yolo Solano Air Quality Management District (YSAQMD) has prepared and/or participated in other updated air quality plans, as summarized on page 4.3-7 to 4.3-8 of the Draft EIR for the General Plan published in October 2013.

Updated attainment status information is shown in Table 5.

TABLE 5 YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT ATTAINMENT STATUS

Pollutant	Averaging Time	State Standards	National Standards
Ozone (O_3)	1-Hour	Nonattainment	N/A[a]
	8-Hour	Nonattainment	Nonattainment
Carbon Monoxide (CO)	1-Hour	Attainment	Unclassified Attainment[b]
	8-Hour	Attainment	Unclassified Attainment
Nitrogen Dioxide (NO_2)	1-Hour	Attainment	N/A
	Annual	N/A	Attainment
Sulfur Dioxide (SO_x)	1-Hour	Attainment	N/A
	24-Hour	Attainment	Attainment
	Annual	N/A	Attainment
Particulate Matter (PM_{10})	24-Hour	Nonattainment	Unclassified
	Annual Average	Nonattainment	N/A
Fine Particulate Matter ($PM_{2.5}$)	24-Hour	N/A	Partial Nonattainment
	Annual Average	N/A	
Sulfates	24-Hour	Attainment	N/A
Lead (Pb)	30-Day Avg.	Attainment	N/A
	Calendar Qtr.	N/A	Attainment
Hydrogen Sulfide	1-Hour	Attainment	N/A
Vinyl Chloride	24-Hour	Attainment	N/A
Visibility Reducing Particles	8-Hour	Attainment	N/A

a. N/A – Not applicable. State or federal standard does not exist for the combination of pollutant and averaging time.
b. Unclassified areas are those for which air monitoring has not been conducted but which are assumed to be in attainment.
Source: Yolo-Solano Air Quality Management District, 2012.

Impacts

Short-Term Construction

The 2004 Lagoon Valley EIR concluded that construction phases of the previous project would generate reactive organic gases (ROG), nitrogen oxides (NOX), and course particulate matter (PM10), resulting in a significant impact. Mitigation was identified, but because it was not possible to quantify the effectiveness of the measure, the impact was determined to be significant and unavoidable. The 2005 Addendum found

that the revised project would reduce but not avoid this significant and unavoidable impact, and maintained the mitigation measure (Mitigation Measure 4.6-1 on pages 4.6-14 to 4.6-15 of the 2004 Draft EIR).

The proposed phasing and development agreement would not change the allowed development levels and associated construction activity from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to short-term air quality impacts from construction activity would not change, and the impact would remain significant and unavoidable. Mitigation Measure 4.6-1 would still apply.

Long-Term Operations

The 2004 Lagoon Valley EIR concluded that long-term operations of mobile and stationary sources from the previous project would emit ROG, NOX and PM10, resulting in a significant impact. Mitigation was identified, but because it was not possible to quantify the effectiveness of the measure, the impact was determined to be significant and unavoidable. The 2005 Addendum found that the revised project would reduce but not avoid this significant and unavoidable impact, and maintained the mitigation measure (Mitigation Measure 4.6-2 on pages 4.6-16 to 4.6-17 of the 2004 Draft EIR).

The proposed phasing and development agreement would not change the allowed land uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to long-term air quality impacts from operations of mobile and stationary sources would not change, and the impact would remain significant and unavoidable. Mitigation Measure 4.6-2 would still apply.

Localized Carbon Monoxide Concentrations

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that the Lower Lagoon Valley Policy Plan Implementation Project would not result in significant impacts related to carbon monoxide emissions from motor vehicles at local intersections.

The proposed phasing and development agreement would not change the allowed land uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the impact related to carbon monoxide emissions would remain less than significant.

Clean Air Plan Conflicts

The 2004 Lagoon Valley EIR and 2005 Addendum found that the Lower Lagoon Valley Policy Plan Implementation Project had been accommodated in the Clean Air Plan growth projections, so it would not impair implementation of the Plan, resulting in a less-than-significant impact.

Air quality plans in the region have been updated since the 2005 Addendum, as summarized in the air quality setting section above. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan was prepared based on Vacaville's prior General Plan, which accounted for the development

allowed by the Lower Lagoon Valley Policy Plan Implementation Project. Therefore, like the previous Clean Air Plan, the project would continue to be consistent with the updated air quality plan and not impair its implementation.

The proposed phasing and development agreement would not change the allowed land uses from what was evaluated in the 2005 Addendum; those land uses are consistent with the current regional air quality plan. Therefore, it would maintain the less-than-significant impact related to consistency with air quality plans.

Toxic Air Contaminants

The 2004 Lagoon Valley EIR and 2005 Addendum found that the Lower Lagoon Valley Policy Plan Implementation Project could generate toxic air contaminants (TACs), but because sources of TAC emissions would be subject to review and permitting by the YSAQMD in order to protect sensitive on- or off-site receptors, the impact was found to be less than significant.

The proposed phasing and development agreement would not change the allowed land uses from what was evaluated in the 2005 Addendum. Therefore, the impact related to TACs would remain less than significant.

Odors

The 2004 Lagoon Valley EIR and 2005 Addendum found that the Lower Lagoon Valley Policy Plan Implementation Project could release objectionable odors at manholes along the sewer main, which follows a bicycle/pedestrian trail. The impact was determined to be significant, and mitigation was identified (Mitigation Measure 4.6-6 on page 4.6-21 of the 2004 Draft EIR). However, because odor detection is highly subjective and variable from person to person, the impact was found to be significant and unavoidable.

The proposed phasing and development agreement would not change the allowed land uses or sewer alignment from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to odor impacts would not change, and the impact would remain significant and unavoidable. Mitigation Measure 4.6-6 would still apply.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.6-1, identified on pages 4.6-14 to 4.6-15 of the 2004 Draft EIR, to reduce construction-phase air quality impacts.
- Mitigation Measure 4.6-2, identified on pages 4.6-16 to 4.6-17 of the 2004 Draft EIR, to address air quality impacts from long-term operations.

- Mitigation Measure 4.6-6, identified on page 4.6-21 of the 2004 Draft EIR, to reduce project-related odor impacts.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

NOISE

Setting

Updated existing traffic noise contours data are available from the 2015 General Plan EIR; see Table 6 for updated data for the segments of Interstate 80 near the project.

TABLE 6 EXISTING TRAFFIC NOISE CONTOURS FROM 2015 GENERAL PLAN EIR

Roadway Segment	ADT[a]	Centerline to 70 L_{dn} (Feet)	Centerline to 65 L_{dn} (Feet)	Centerline to 60 L_{dn} (Feet)	L_{dn} (dBA) 50 Feet from Centerline of Outermost Lane
I-80 – Rivera Road to Alamo Drive	93,000	267	567	1,219	77.3
I-80 – Alamo Drive to Davis Street	93,000	267	567	1,219	77.3

a. ADT = average daily trips.
Source: LSA Associates, Inc., June 2012.

Impacts

Temporary Noise and Vibration from Construction Activity

The 2004 Lagoon Valley EIR concluded that construction activities associated with the previous project could generate temporary or periodic noise levels that exceed City standards and could generate and expose people to excessive groundborne vibration levels, resulting in significant impacts. Mitigation was identified to reduce the magnitude of these impacts, but they were found to remain significant and unavoidable. The 2005 Addendum found that the revised project would reduce but not avoid these significant and unavoidable impacts, and maintained the mitigation measures (Mitigation Measures 4.7-1 and 4.7-2 on pages 4.7-11 to 4.7-13 of the 2004 Draft EIR).

The proposed phasing and development agreement would not change the allowed development levels and associated construction activity from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to temporary noise and vibration impacts from construction activity would not change, and the impacts would remain significant and unavoidable. Mitigation Measures 4.7-1 and 4.7-2 would still apply.

Exposure of Sensitive Uses to Noise

The 2004 Lagoon Valley EIR concluded that the previous project could expose proposed residential and other sensitive land uses to noise in excess of City standards. With a landscape berm along Interstate 80 and other noise attenuation approaches, calculations showed that exterior noise levels in residential areas would be below the threshold, but the 2004 EIR conservatively found a significant impact because of the possibility of new land uses being exposed to noise levels from Interstate 80 that exceed City standards. Mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum found that the revised project would reduce potential impacts to a less-than-significant level because residential development would be located further from Interstate 80. However, the mitigation measure was retained. The mitigation, which requires an acoustical analysis showing that exterior noise levels in new residential areas relatively near the Interstate 80 freeway would meet City standards, would typically be required as a condition of approval for any residential project proposed near a busy roadway in Vacaville. The 2005 Addendum retained it in order to confirm that the general analysis prepared for the EIR is accurate for the more specific grading and building plans to be developed.

The proposed phasing and development agreement would not change the allowed uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to traffic noise impacts would not change.

As shown in Table 6, updated information is available from the 2015 General Plan EIR about existing traffic noise along Interstate 80. Based on this data, existing traffic noise along Interstate 80 has worsened slightly since 2005. Table 7 compares the existing traffic noise along the sections of Interstate 80 that are nearest to the project as reported in the 2005 Addendum and 2015 General Plan EIR.

TABLE 7 TRAFFIC NOISE CONTOURS – EXISTING CONDITIONS COMPARISON

Roadway Segment	EIR	Centerline to 70 L_{dn} (Feet)	Centerline to 65 L_{dn} (Feet)	Centerline to 60 L_{dn} (Feet)
I-80 – N Texas Street to Lagoon Valley Road	2004 Lagoon Valley EIR/ 2005 Addendum	269	580	1,249
I-80 – Rivera Road to Alamo Drive	2015 General Plan EIR	267	567	1,219

Figure NOI-4 in the Vacaville General Plan displays the future traffic noise contours in the year 2035 based on the General Plan land uses. As shown in that figure, the 60 L_{dn} noise contour does not extend into the area planned for residential development, the nearest point of which will be about 3,300 feet from Interstate 80, as reported in the 2005 Addendum. Therefore, although existing traffic noise has worsened along Interstate 80, residential development will not be exposed to traffic noise in excess of the City's 60 dBA L_{dn} noise standard. Therefore, the conditions under which the project will be undertaken have not changed to a degree that would result in a new significant impact. The impact would remain less than

significant, and Mitigation Measure 4.7-3, identified on page 4.7-15 of the 2004 Draft EIR, would be retained.

Permanent Off-Site Ambient Noise

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that the Lower Lagoon Valley Policy Plan Implementation Project would not increase local traffic volumes and associated traffic noise to a degree that would exceed the threshold of significance, so the impact was identified as less than significant.

The proposed phasing and development agreement would not change the allowed uses and associated traffic generated by the project from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to the traffic noise impact would not change, and it would remain less than significant.

Other Thresholds

In addition to the analyses from the 2004 EIR and 2005 Addendum discussed above, CEQA requires consideration of the following threshold: Would the project expose people residing or working in the project area to excessive noise levels from aircraft noise sources? The project is not located within or near the 60 dBA CNEL noise contours of the Travis Air Force Base airfield or the 55 dBA CNEL noise contours of the Nut Tree Airport. There is no aircraft-related noise impact associated with the Lower Lagoon Valley Policy Plan Implementation Project, and the proposed phasing and development agreement would not affect that finding.

Mitigation

Mitigation Measures 4.7-1 and 4.7-2, identified on pages 4.7-11 to 4.7-13 of the 2004 Draft EIR to reduce temporary noise and vibration impacts, would continue to be applicable. Mitigation Measure 4.7-3, identified on page 4.7-15 of the 2004 Draft EIR to require an acoustical analysis regarding exterior noise levels in new residential areas near Interstate 80, would also apply. No other new mitigation measures would be necessary for the proposed phasing and development agreement.

PUBLIC UTILITIES – WASTEWATER

Setting

Since the 2005 Addendum, the Easterly Wastewater Treatment Plant (WWTP) has been expanded and now has a sanitary base flow capacity of 15 MGD, up from an average flow capacity of 10 MGD when the 2005 Addendum was completed.

Impacts

Wastewater Collection Capacity

The 2004 Lagoon Valley EIR determined that the prior project would require improvements to the existing wastewater collection system facilities in order to accommodate project wastewater flow. The project included new sewer lines in the project area that connected to existing sewer trunk lines. The analysis determined that capacities in downstream trunk sewers may be exceeded, but also that there are funding mechanisms in place for collection system improvements with citywide benefit. Because the project sponsor would pay applicable fees under these funding mechanisms, the production of additional wastewater flow and the need for improvements to the existing downstream collection system was identified as a less-than-significant impact. The 2005 Addendum determined that wastewater flows would be reduced by the revised project, and maintained the less-than-significant impact finding.

The proposed phasing and development agreement would not change the allowed land uses, associated wastewater flow, and planned sewer infrastructure from what was evaluated in the 2005 Addendum. Therefore, the impact would remain less than significant.

Wastewater Treatment Plant Capacity

The 2004 Lagoon Valley EIR determined that the prior project would increase flows to the Easterly WWTP, but concluded that the related impact would be less than significant because the WWTP was expected to be expanded to accommodate growth throughout the city, including the project area, prior to occupancy. The 2005 Addendum determined that the revised project would reduce wastewater treatment needs and maintained the less-than-significant impact.

The proposed phasing and development agreement would not change the allowed land uses and associated wastewater flow from what was evaluated in the 2005 Addendum. In addition, the WWTP expansion to 15 MGD that was anticipated in the 2004 EIR and 2005 Addendum has been completed. Therefore, the impact would remain less than significant.

Wastewater Collection Infrastructure

The 2004 Lagoon Valley EIR concluded that the prior project would require construction of a collection system to expand the existing wastewater treatment facility service area. Both on-site and off-site facilities would be needed to collect wastewater from the project site and convey it to the existing wastewater collection system. The need to expand wastewater collection infrastructure to the prior project area was identified as a significant impact, and mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum maintained the significant impact finding, and maintained the mitigation with some revisions.

The proposed phasing and development agreement would not change the allowed land uses and associated wastewater collection infrastructure needs from what was evaluated in the 2005 Addendum.

Therefore, the impact would remain significant, and Mitigation Measure 4.8-3, as revised in the 2005 Addendum (see pages 4.8-10 to 4.8-11 of the 2004 Draft EIR and pages 59 to 60 of the 2005 Addendum), would continue to apply.

Mitigation

Mitigation Measure 4.8-3, as revised in the 2005 Addendum (see pages 4.8-10 to 4.8-11 of the 2004 Draft EIR and pages 59 to 60 of the 2005 Addendum), would continue to be applicable. No other new mitigation measures would be necessary for the proposed phasing and development agreement.

PUBLIC UTILITIES – ELECTRICITY AND NATURAL GAS

Setting

Since the 2005 Addendum, the California Energy Commission has updated the Building and Energy Efficiency Standards to require more energy efficient buildings.

Impacts

The 2004 Lagoon Valley EIR determined that the prior project would increase the demand for electricity and natural gas and result in the need for additional distribution infrastructure, but concluded that impacts would be less than significant because there was adequate capacity to meet project demands and the siting and construction of distribution facilities would be consistent with General Plan policies and Pacific Gas & Electric Company (PG&E) requirements. The 2005 Addendum found that the revised project would reduce potential impacts because of reduced electricity and natural gas demands, and maintained the less-than-significant finding.

The proposed phasing and development agreement would not change the allowed land uses and associated electricity and natural gas demands from what was evaluated in the 2005 Addendum. Therefore, the impact would remain less than significant.

Mitigation

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that no electricity and natural gas infrastructure mitigation measures were required for the previous or revised project. No additional mitigation would be necessary for the proposed phasing and development agreement.

PUBLIC UTILITIES – CABLE TELEVISION

Impacts

The 2004 Lagoon Valley EIR determined that the prior project would increase the demand for cable television and result in the need for additional distribution infrastructure, but concluded that impacts

would be less than significant because installation of cable service distribution infrastructure would be consistent with City requirements. The 2005 Addendum found that the revised project would reduce potential impacts because of reduced cable television service demands, and maintained the less-than-significant finding.

The proposed phasing and development agreement would not change the allowed land uses and associated cable television service demands from what was evaluated in the 2005 Addendum. Therefore, the impact would remain less than significant.

Mitigation

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that no cable television infrastructure mitigation measures were required for the previous or revised project. No additional mitigation would be necessary for the proposed phasing and development agreement.

PUBLIC SERVICES – POLICE AND FIRE PROTECTION

Impacts

Police Protection Services

The 2004 Lagoon Valley EIR concluded that the prior project would increase the demand for police services, resulting in a significant impact. Mitigation was identified to reduce the impact to a less-than-significant level (Mitigation Measure 4.9-1 on page 4.9-5 of the 2004 Draft EIR). The 2005 Addendum found that the revised project would reduce the demand on police services, but maintained the significant impact finding and the associated mitigation.

The proposed phasing and development agreement would not change the allowed land uses and associated demand for police services from what was evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.9-1 would continue to apply.

Fire Protection Services

The 2004 Lagoon Valley EIR determined that the prior project would increase the demand for fire protection services. In addition, it was located outside of the 7-minute response time zone of existing fire stations, only accessible via Interstate 80, not located near mutual aid entities, and adjacent to fire hazard areas. Because the prior project included construction and operation of a new fire station, including operating costs, as well as development and implementation of interim and permanent fire protection programs, the impact on fire protection services was identified as less than significant. The 2005 Addendum found that the revised project would continue to include a new fire station and funding mechanisms, so the impact remained less than significant.

The proposed phasing and development agreement would not change the allowed land uses and associated demand for fire protection services from what was evaluated in the 2005 Addendum, nor would it change the plans for a new fire station. Therefore, the impact would remain less than significant.

Mitigation

Mitigation Measure 4.9-1, as identified on page 4.9-5 of the 2004 Draft EIR, would continue to be applicable. No other new mitigation measures would be necessary for the proposed phasing and development agreement.

PUBLIC SERVICES – SCHOOLS

Impacts

The 2004 Lagoon Valley EIR concluded that the prior project would increase enrollment within the Vacaville Unified School District (VUSD) and Fairfield-Suisun Unified School District (FSUSD) to a degree that would exceed capacities in existing schools. The prior project included construction of either a K-6 public school or a K-8 private school. The revised project evaluated in the 2005 Addendum does not include any new school facilities. Although it reduces the demand on existing school facilities from less residential development, the additional students would continue to exceed the capacities of existing school facilities. The 2005 Addendum concluded that payment of developer impact fees would constitute full mitigation, resulting in a less-than-significant impact.

The proposed phasing and development agreement would not change the allowed land uses and associated new students from what was evaluated in the 2005 Addendum, nor would it change the developer impact fee requirements. Therefore, the impact would remain less than significant.

PUBLIC SERVICES – SOLID WASTE

Setting

Since the 2005 Addendum, the Hay Road Landfill has been expanded; its total capacity is now 37 million cubic yards. As of 2010, the landfill had a remaining capacity of approximately 30.4 million cubic yards. The permitted daily capacity is still 2,400 tons.

Impacts

The 2004 Lagoon Valley EIR found that the previous project would increase the volume of solid waste generated by residents and employees in Vacaville, but not to a degree that would exceed landfill capacity or substantially shorten the life of the landfill. Therefore, the solid waste impact was identified as less than significant. The 2005 Addendum found that the revised project would reduce solid waste generation compared to the previous project, and maintained the less-than-significant impact finding.

The proposed phasing and development agreement would not change the allowed land uses and associated solid waste generation from what was evaluated in the 2005 Addendum. Since 2005, the landfill's capacity has increased. Therefore, the impact would remain less than significant.

Mitigation

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that no solid waste mitigation measures were required for the previous or revised project. No additional mitigation would be necessary for the proposed phasing and development agreement.

WATER SUPPLY

Setting

Since the 2005 Addendum, the City adopted an updated Urban Water Management Plan (UWMP) in 2010. The 2010 UWMP describes the annual water allocations to the City in the year 2035, which total 41,653 acre feet (AF).

In addition, California is currently experiencing a multi-year drought, which could have significant impacts on water supply for Vacaville. The City is currently starting the process to prepare the 2015 UWMP update, which was delayed due to delays in State guidance for the update. The 2015 UWMP update will address this current drought, but because the update process has only just begun, updated water supply data is not yet available, and the 2010 UWMP provides the best available water supply data for Vacaville.

Impacts

Water Supply

An SB 610 water supply assessment report (WSAR) was prepared for the previous project evaluated in the 2004 EIR. The WSAR found that no new surface or groundwater supplies beyond the planned water sources would be needed to supply the project's water demand. However, timing of the planned water sources had not yet been established, so water supply availability was considered a significant impact. Mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum found that the total water demand for the revised project would increase compared to the 2004 analysis. Although there would be less development, the non-potable water demand would increase due to revised calculations of irrigation based on revised evapotranspiration rates and an increase in the golf course area. As with the 2004 analysis, the 2005 Addendum compared the total anticipated water demands in Vacaville in 2025 (i.e., the Lower Lagoon Valley Policy Plan Implementation Project plus the adopted General Plan and other planned projects) to the anticipated water supply in 2025, and found that there would be adequate supply. However, as with the 2004 EIR, the 2005 Addendum maintained a significant impact finding because the timing of the planned water sources had not yet been established. The 2005 Addendum therefore also maintained Mitigation Measure 4.10-1 (page 4.10-22 of the 2004 Draft EIR) to reduce the impact to a less-than-significant level.

Updated water supply information is available from the 2010 UWMP, which estimates the total water supply available to the City of Vacaville in the year 2035 to be 41,653 AF. Updated water demand information is available from the 2015 General Plan EIR, which estimates the average water demands in the year 2035 to be 29,350 AF, well below the available water supply. The 2015 General Plan also found that the maximum day water demands would exceed available production capacity, but production facility improvements have been identified in the 2010 UWMP to meet that demand, resulting in a less-than-significant water supply impact.

The 2035 water demands reported in the General Plan EIR account for the planned land uses in the study area. Therefore, with implementation of production capacity improvement projects identified in the 2010 UWMP, there is adequate water supply to serve the Lower Lagoon Valley Policy Plan Implementation Project while also serving other planned development in Vacaville. The timing of the planned water sources had still not yet been established. Therefore, the proposed phasing and development agreement would maintain the significant impact finding, and Mitigation Measure 4.10-1 would continue to apply.

Main Zone Water Distribution Improvements

The 2004 Lagoon Valley EIR and 2005 Addendum determined that the Lower Lagoon Valley Policy Plan Implementation Project would require main zone water distribution system improvements (i.e., the DIF 10 pipeline, described on page 4.10-22 of the 2004 Draft EIR). Based on this determination, the 2004 EIR and 2005 EIR found a potentially significant impact if the DIF 10 project is not constructed. Mitigation Measure 4.10-2 (page 4.10-23 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the allowed land uses and associated water demands, and the DIF 10 project is still needed to support the development. Therefore, the impact would remain significant and Mitigation Measure 4.10-2 would continue to apply.

On-Site Potable Water Distribution

The 2004 Lagoon Valley EIR determined that the prior project would require on-site potable water distribution system improvements. Because the elevation difference in the development area exceeded the City's design criteria for the maximum range of elevations in any new service area, two new distribution zones (Zones 2 and 3) would be required to supply the proposed development area. The need for additional pressure zones was considered a significant impact. Mitigation Measure was included to reduce the impact to a less-than-significant level. The 2005 Addendum found that the revised project would require the same new distribution zones with no substantial change in the location and type of water storage and distribution facilities and access roads. The amount of water storage would be slightly less than assumed for the prior project, but the location and type of storage facilities would not change. The 2005 Addendum maintained the significant impact finding, as well as Mitigation Measure 4.10-3 (page 4.10-28 to 4.10-29 of the 2004 Draft EIR), which would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the allowed land uses and associated potable water distribution plans from what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.10-3 would continue to apply, reducing the impact to a less-than-significant level.

On-Site Non-Potable Water Distribution

The 2004 Lagoon Valley EIR determined that the prior project would require on-site non-potable water distribution system improvements. While the non-potable water supply was adequate to meet the demands of the prior project, provision of distribution system improvements was considered a significant impact. Mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum found that the revised project would require generally the same non-potable water distribution system improvements as previously proposed. While the overall demand for non-potable water was greater than estimated for the prior project, the 2005 Addendum concluded that the average and maximum daily amounts needed would still be within the planned flow capacity. Although the peak demand would exceed the pipe capacities, additional flow would be provided by on-site ponds on the golf course. Therefore, the 2005 Addendum concluded that the existing flow capacity would continue to satisfy demand, and no additional improvements would be required. The 2005 Addendum maintained the significant impact finding and Mitigation Measure 4.10-4 (page 4.10-29 of the 2004 Draft EIR), which would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the allowed land uses and associated non-potable water distribution plans from what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.10-4 would continue to apply, reducing the impact to a less-than-significant level.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.10-1, identified on page 4.10-22 of the 2004 Draft EIR, to address the timing of planned water sources.
- Mitigation Measure 4.10-2, identified on page 4.10-23 of the 2004 Draft EIR, to address the DIF 10 project.
- Mitigation Measure 4.10-3, identified on pages 4.10-28 to 4.10-29 of the 2004 Draft EIR, to address the potable water distribution system.
- Mitigation Measure 4.10-3, identified on page 4.10-29 of the 2004 Draft EIR, to address the non-potable water distribution system.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

HYDROLOGY, DRAINAGE, AND WATER QUALITY

Setting

Although the Federal Emergency Management Agency (FEMA) has released updated flood maps, the 100-year flood zone that affects the study area has not changed since what was evaluated in the 2004 Lagoon Valley EIR and 2005 Addendum.

Impacts

Runoff and Downstream Impacts

The 2004 Lagoon Valley EIR concluded that the prior project would produce increased peak runoff flows that could exceed the capacity of downstream drainage facilities and increase the downstream flooding hazard, resulting in a significant impact. Mitigation was identified to reduce the impact to a less-than-significant impact. The 2005 Addendum found that because the revised project included less impervious area, it would reduce peak runoff flows, but not to a degree that would avoid the significant impact. Therefore, the 2005 Addendum maintained the significant impact finding, as well as Mitigation Measure 4.11-1 (pages 4.11-16 to 4.11-17 of the 2004 Draft EIR) that would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the amount of impervious area or the runoff volumes compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.11-1 would continue to apply, reducing the impact to a less-than-significant level.

100-Year Floodplain

The 2004 Lagoon Valley EIR and 2005 Addendum found that the Lower Lagoon Valley Policy Plan Implementation Project would place development, including residential development, within the 100-year floodplain. Because the project would expose people and property to increased risk of flooding, and because development of structures within the floodplain could impede or redirect flood flows such that additional areas could be inundated, a significant impact was identified. Mitigation Measure 4.11-2 (page 4.11-18 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the arrangement of land uses or development from what was evaluated in the 2005 Addendum. In addition, as explained in the hydrology, drainage, and water quality setting section above, the 100-year floodplain has not changed in this area since 2005. Therefore, the impact would remain significant, and Mitigation Measure 4.11-2 would be maintained and reduce the impact to a less-than-significant level.

Water Quality

The 2004 Lagoon Valley EIR found that increased rates of surface runoff generated by the construction or operation of the prior project could result in sedimentation and increased levels of urban contaminants that could affect receiving water quality, resulting in a significant impact. Mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum found that although the smaller area of development and other changes to the project would reduce impacts, the same types of impacts on water quality would still occur. The 2005 Addendum maintained the significant impact finding, as well as Mitigation Measures 4.11-3(a) through 4.11-3(d) (page 4.11-20 of the 2004 Draft EIR), which would reduce the impact to a less-than-significant level. Mitigation Measures 4.11-3(e) and (f) were deemed no longer necessary because the City had received an approved Phase II National Pollutant Discharge Elimination System (NPDES) Permit, and the City adopted regulations implementing Phase II requirements in September 2004.

The proposed phasing and development agreement would not change the allowed land uses or the development plan from what was evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measures 4.11-3(a) through 4.11-3(d) would be maintained and reduce the impact to a less-than-significant level.

Onsite Flooding

The 2004 Lagoon Valley EIR and 2005 Addendum found that runoff from the surrounding hillsides contains sediment that could plug drainage facilities, resulting in increased maintenance and increasing the potential for flooding within the Lower Lagoon Valley Policy Plan Implementation Project area. This significant impact was caused by the condition of the upper watershed. Mitigation Measure 4.11-4 (page 4.11-21 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development plan or storm drainage facilities from what was evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measures 4.11-4 would be maintained and reduce the impact to a less-than-significant level.

Dam Failure

The 2004 Lagoon Valley EIR and 2005 Addendum found that some areas of the Lower Lagoon Valley Policy Plan Implementation Project area that are adjacent to the lake could be subject to flooding from inundation due to failure of the Lagoon Valley Lake earthen dam, resulting in a significant impact. Mitigation Measure 4.11-5 (page 4.11-22 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development plan from what was evaluated in the 2005 Addendum, nor would it affect the stability of the Lagoon Valley Lake earthen

dam. Therefore, the impact would remain significant, and Mitigation Measure 4.11-5 would be maintained and reduce the impact to a less-than-significant level.

Inundation by Seiche

The 2004 Lagoon Valley EIR and 2005 Addendum found that occupied uses adjacent to Lagoon Valley Lake could be subject to seiche activity in the event of a large earthquake, resulting in a significant impact. Mitigation Measure 4.11-6 (page 4.11-23 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development plan from what was evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.11-6 would be maintained and reduce the impact to a less-than-significant level.

Groundwater Resources

The 2004 Lagoon Valley EIR and 2005 Addendum found that although the Lower Lagoon Valley Policy Plan Implementation Project would increase the extent of impervious surfaces that would reduce the area available for infiltration of rainwater, the groundwater impact would be less than significant because the site had not been identified as a significant recharge source.

The proposed phasing and development agreement would not change the development plan or impervious area from what was evaluated in the 2005 Addendum. In addition, the site has not since been identified as a significant recharge source. Therefore, the impact would remain less than significant.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.11-1, identified on pages 4.11-16 to 4.11-17 of the 2004 Draft EIR, requiring a Storm Drain Master Plan and drainage improvements.
- Mitigation Measure 4.11-2, identified on page 4.11-18 of the 2004 Draft EIR, requiring a floodplain study and Floodplain Management Ordinance compliance.
- Mitigation Measures 4.11-3(a) through 4.11-3(d), identified on page 4.11-20 of the 2004 Draft EIR, regarding stormwater quality.
- Mitigation Measure 4.11-4, identified on page 4.11-21 of the 2004 Draft EIR, requiring an erosion control management plan.
- Mitigation Measure 4.11-5, identified on page 4.11-22 of the 2004 Draft EIR, requiring a dam failure inundation study.
- Mitigation Measure 4.11-6, identified on page 4.11-23 of the 2004 Draft EIR, requiring a site-specific geotechnical study.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

GEOLOGY AND SOILS

Impacts

Seismic Activity

The 2004 Lagoon Valley EIR and 2005 Addendum concluded that implementation of the Lower Lagoon Valley Policy Plan Implementation Project could expose people and structures to potential risks caused by earthquake activity, including strong seismic groundshaking and seismic-related ground failures such as liquefaction and earthquake-induced landslides, resulting in a significant impact. Mitigation Measure 4.121 (page 4.12-15 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the allowed land uses and development plan compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.12-1 would continue to apply, reducing the impact to a less-than-significant level.

Short-Term Erosion

The 2004 Lagoon Valley EIR found that implementation of the prior project could result in short-term soil erosion caused by earth-moving activities, resulting in a significant impact. Mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum found that the revised project would reduce short-term soil erosion impacts because there would be a smaller amount of trenching and excavation. However, the impact would still be significant, and Mitigation Measure 4.12-2 (page 4.12-17 of the 2004 Draft EIR) would still be required.

The proposed phasing and development agreement would not change the allowed land uses and area of earth-moving activity compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.12-2 would continue to apply, reducing the impact to a less-than-significant level.

Unstable Soils and Landslide Hazards

The 2004 Lagoon Valley EIR and 2005 Addendum found that development of residential and golf course uses in portions of the Lower Lagoon Valley Policy Plan Implementation Project area would occur at or adjacent to locations where unstable soils and/or landslide hazards are known or may exist. This would increase the number of people and structures subject to increased risk as a result of slope failure, resulting in a significant impact. Mitigation Measure 4.12-3 (pages 4.12-18 to 4.12-19 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the allowed land uses and development plan compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.12-3 would continue to apply, reducing the impact to a less-than-significant level.

Water Storage Facilities and Unstable Slopes

The 2004 Lagoon Valley EIR and 2005 Addendum found that development of potable water storage tanks and associated infrastructure to serve the Lower Lagoon Valley Policy Plan Implementation Project was planned at or adjacent to locations where unstable soils and/or landslide hazards are known or may exist. The proximity to unstable slopes would increase the potential for damage or failure of a tank or pipeline, resulting in the release of over a million gallons of water, and causing flooding as well as disruption of water service. This was identified as a significant impact; Mitigation Measure 4.12-4 (page 4.12-20 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development and infrastructure plan compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.12-4 would continue to apply, reducing the impact to a less-than-significant level.

Geotechnical Conditions

The 2004 Lagoon Valley EIR and 2005 Addendum found that implementation of the Lower Lagoon Valley Policy Plan Implementation Project would result in the development of structures and roadways that could be affected by subsurface geologic and soil characteristics. The preliminary geotechnical report prepared for the 2004 EIR identified expansive soils and bedrock materials; the swell/settlement potential of cut-and-fill on the development site could affect building foundations and infrastructure unless soils are properly compacted. Although standard engineering practice, compliance with State and local requirements, and compliance with design-level studies for each development site would address these soil conditions, the impact was identified as potentially significant impact because design-level studies had not been completed and it was not known if recommendations in these studies would be followed. Mitigation Measure 4.12-1 (page 4.12-15 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development, infrastructure, and roadway plans compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.12-1 would continue to apply, reducing the impact to a less-than-significant level.

Unstable Slopes from Landscape Berm

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of a landscape berm adjacent to the golf course and residential development could result in exposure of people and property to unstable

slopes. Construction of the berm would involve piling soil 35 to 50 feet above the ground surface. This soil mass could become unstable if not properly conditioned, compacted or otherwise stabilized, resulting in a significant impact. Mitigation Measure 4.12-6 (page 4.12-23 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the plans related to the landscape berm compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.12-6 would continue to apply, reducing the impact to a less-than-significant level.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.12-1, identified on page 4.12-15 of the 2004 Draft EIR, requiring site-specific geotechnical reports.
- Mitigation Measure 4.12-2, identified on page 4.12-17 of the 2004 Draft EIR, requiring erosion-control measures.
- Mitigation Measures 4.12-3, identified on pages 4.12-18 to 4.12-19 of the 2004 Draft EIR, regarding landslide hazard reduction and monitoring.
- Mitigation Measure 4.12-4, identified on page 4.12-20 of the 2004 Draft EIR, requiring a site-specific geotechnical study.
- Mitigation Measure 4.12-6, identified on page 4.12-23 of the 2004 Draft EIR, requiring a geotechnical design evaluation and inspection and maintenance procedures for the landscape berm.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

HAZARDS AND HUMAN HEALTH

Setting

Since the 2005 Addendum, the California Department of Forestry and Fire Protection (CAL FIRE) has released updated wildfire hazard maps that cover the study area. Figure 4.8-1 of the 2015 General Plan EIR displays this updated wildfire mapping, which shows that the majority of the study area is classified as moderate fire hazard. Small portions of the study area are classified as high fire hazard.

Impacts

Routine Transport, Storage, Use, and Disposal of Hazardous Materials

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction and occupancy of the Lower Lagoon Valley Policy Plan Implementation Project would result in the routine transport, storage, use and disposal of hazardous materials. The Hines Nursery, which stored and used fertilizers and pesticides in addition to other hazardous materials, was expected to continue to operate on the site during the initial years of project development. Hazardous materials would be associated with all other aspects of the project. However, applicable federal, State, and local regulations and compliance programs was found to reduce the impact to a less-than-significant level and no mitigation was required.

The proposed phasing and development agreement would not change the allowed uses or construction activity. In addition, as noted in the land use and planning setting section above, the Hines Nursery has closed, reducing potential hazardous materials impacts associated with that operation. Therefore, there would be no change to the previous less-than-significant impact finding related to hazardous materials.

Hazardous Materials near Schools

The 2004 Lagoon Valley EIR found that the prior project would have resulted in the use, transportation, storage, and disposal of hazardous materials within ¼-mile of a proposed school site, resulting in a significant and unavoidable impact. The 2005 Addendum eliminated that impact because the revised project no longer included a school.

The proposed phasing and development agreement would not change the allowed uses or construction activity and associated hazardous materials use, transport, storage, and disposal. There are no new or planned new schools in the project vicinity. Therefore, there would continue to be no impact with regard to hazardous materials near schools.

Site Contamination

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction and occupancy of the Lower Lagoon Valley Policy Plan Implementation Project could create a health hazard to workers, the public, and the environment due to previously unidentified contaminated soil and groundwater. Owing to the prior use of the project site for walnut orchards, a nursery, livestock grazing, dryland farming, automobile and equipment maintenance shops, rural residences, barns, and an airstrip, there is the potential that soils and groundwater on the project site has been contaminated by the on-site storage of fuels; application of pesticides, herbicides, and other agricultural chemicals; or illicit debris disposal. The Phase I Environmental Site Assessments prepared for the project reported that debris piles or stained soils on the Hines Nursery and Harr and Jamerson properties could indicate soil and/or groundwater contamination. Sampling and analysis of soil and groundwater had not been conducted to confirm or eliminate the presence of hazardous materials. Because the extent of contamination, if any, was unknown, this was

identified as a significant impact. Mitigation Measure 4.13-3 (pages 4.13-14 to 4.14-15 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the allowed uses or construction activity compared to what was evaluated in the 2005 Addendum. Therefore, the significant impact would not change, and Mitigation Measure 4.13-3 would continue to apply, reducing the impact to a less-than-significant level.

School Site Contamination

The 2004 Lagoon Valley EIR found that construction and occupancy of the proposed elementary school could create a health hazard to school children and school workers due to unidentified contaminated soils, resulting in a significant impact. Mitigation was identified to reduce the impact to a less-than-significant level. The 2005 Addendum eliminated that impact because the revised project no longer included a school; mitigation would no longer be required.

The proposed phasing and development agreement would not change the allowed uses from what was evaluated in the 2005 Addendum. Therefore, there would continue to be no impact with regard to contamination on a school site.

Wildland Fires

The 2004 Lagoon Valley EIR and 2005 Addendum found that implementation of the Lower Lagoon Valley Policy Plan Implementation Project could expose people or structures to a significant risk of loss, injury, or death involving wildland fires because it would construct residences within areas identified as moderate to extreme fire hazard zones and surrounded by areas classified as high to extreme fire hazard zones. Because the project includes construction of a new fire station and development would be subject to General Plan policies to provide a safe environment, decrease the risk of wildland fires, and provide a level of service sufficient for emergency response times, impacts from wildland fires were identified as less than significant and no mitigation was necessary.

The proposed phasing and development agreement would not change the allowed uses from what was evaluated in the 2005 Addendum. Although updated fire hazard mapping has been released since 2005, the study area faces similar wildland fire threats as with the previous mapping, including moderate and high fire hazards in the study area and high fire hazards surrounding the study area. In addition, although the General Plan was updated since 2005, it maintained and strengthened previous policies regarding wildland fire protection. Therefore, there would be no change to the previous less-than-significant impact finding related to wildland fire hazards.

Mitigation

Mitigation Measure 4.13-3, identified on pages 4.13-14 to 4.14-15 of the 2004 Draft EIR to address potential site contamination issues, would continue to be applicable. No other new mitigation measures would be necessary for the proposed phasing and development agreement.

CULTURAL RESOURCES

Impacts

Sewer Line Construction and Known Cultural Resources

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of sewer lines for the Lower Lagoon Valley Policy Plan Implementation Project could affect known prehistoric archaeological sites or historic archaeological features associated with the Pena family adobes. All of these sites are considered significant historical resources because they are listed on or determined eligible for listing on the California Register of Historical Resources. The 2004 and 2005 analysis concluded that this would be a significant impact; Mitigation Measure 4.14-1 (pages 4.14-24 to 4.14-25 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

Since the 2005 Addendum, the planned sewer line locations have shifted to the east side of the lagoon, where other utility lines are already present, and the installation will follow the surface of the hillside rather than tunneling through it. Therefore, impacts from sewer lines on these resources will be reduced. The proposed phasing and development agreement would not change the planned utilities infrastructure plan, so it would not change any impacts on cultural resources from sewer line construction. However, because it's possible that resources will be impacted, although to a reduced degree, the impact would remain significant. Therefore, there would be no change to the previous impact finding related to cultural resource impacts from sewer line construction, and Mitigation Measure 4.14-1 would be maintained.

Utility Corridors and Known Cultural Resources

The 2004 Lagoon Valley EIR and 2005 Addendum found that installation of utility lines for the Lower Lagoon Valley Policy Plan Implementation Project could damage or destroy a known prehistoric archaeological resource, resulting in a significant impact. Mitigation Measure 4.14-2 (page 4.14-26 of the 2004 Draft EIR) would mitigate this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the utilities infrastructure plan from what was previously evaluated in the 2004 EIR and 2005 Addendum. Therefore, there would be no change to the previous impact finding related to cultural resource impacts from utility corridor installation, and Mitigation Measure 4.14-2 would be maintained.

Previously Unidentified Resources

The 2004 Lagoon Valley EIR found that earth-disturbing activities associated with implementation of the prior project could result in the disturbance of previously unidentified prehistoric or historic archaeological resources, resulting in a significant impact. Mitigation was identified to reduce this impact to a less-than-significant level. The 2005 Addendum concluded that although impacts would be reduced due to a smaller development area, the impact would remain significant. Mitigation Measure 4.14-3 (pages 4.14-27 to 4.14-28 of the 2004 Draft EIR) was maintained.

The proposed phasing and development agreement would not change the development plan and associated area of earth-disturbing activities from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.14-3 would be maintained.

Pena Adobe

The 2004 Lagoon Valley EIR and 2005 Addendum found that trenching for two of the sewer line options in the vicinity of the Pena Adobe for the Lower Lagoon Valley Policy Plan Implementation Project could subject the structure to vibration, which could affect the building structure or nonstructural elements, resulting in a significant impact. Mitigation Measure 4.14-4 (page 4.14-28 of the 2004 Draft EIR) would mitigate this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the infrastructure plan from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.14-4 would be maintained.

Human Remains

The 2004 Lagoon Valley EIR and 2005 Addendum found that earth-disturbing activities associated with implementation of the Lower Lagoon Valley Policy Plan Implementation Project could result in the disturbance of previously unidentified human remains, resulting in a significant impact. Mitigation Measure 4.14-5 (pages 4.14-29 to 4.14-30 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development plan and associated area of earth-disturbing activities from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.14-5 would be maintained.

Paleontological Resources

The 2004 Lagoon Valley EIR and 2005 Addendum found that ground-disturbing activities associated with implementation of the Lower Lagoon Valley Policy Plan Implementation Project could encounter previously unidentified paleontological resources, resulting in a significant impact. Mitigation Measure 4.14-6 (page 4.14-31 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the development plan and associated area of earth-disturbing activities from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.14-5 would be maintained.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.14-1, identified on pages 4.14-24 to 4.14-25 of the 2004 Draft EIR, requiring pre-excavation analysis, monitoring, and associated requirements.
- Mitigation Measure 4.14-2, identified on page 4.14-26 of the 2004 Draft EIR, requiring pre-excavation testing and associated requirements.
- Mitigation Measure 4.14-3, identified on pages 4.14-27 to 4.14-28 of the 2004 Draft EIR, establishing requirements if resources are discovered during construction.
- Mitigation Measure 4.14-4, identified on page 4.14-28 of the 2004 Draft EIR, requiring an engineering analysis and monitoring for activity near the Pena Adobe.
- Mitigation Measure 4.14-5, identified on pages 4.14-29 to 4.14-30 of the 2004 Draft EIR, establishing requirements if human remains are discovered during construction.
- Mitigation Measure 4.14-6, identified on page 4.14-31 of the 2004 Draft EIR, requiring a paleontological resources impact mitigation plan.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

BIOLOGICAL RESOURCES

Setting

The Solano Habitat Conservation Plan (HCP), which was underway when the 2004 Lagoon Valley EIR was prepared, is still underway, but progress has been made. In October 2012, the Public Draft Solano HCP was published. The data developed for the Solano HCP is reported on pages 4.4-9 to 4.4-49 of the 2015 Draft General Plan EIR. HCP information that is pertinent to the study area and the analysis in this memo is highlighted below.

A small portion of the study area is mapped as a medium-value vernal pool conservation area in the Solano HCP, which are areas that are highly to very highly disturbed and located on historic vernal pool soils and adjacent valley floor grassland habitat located on non-vernal pool soils. This portion of the study area is planned for open space use in the Lower Lagoon Valley Policy Plan Implementation Project.

No Swainson's hawk records are located in the study area; the nearest record is on Cherry Glen Road northwest of the study area. There are no burrowing owl occurrences in or near the study area.

Portions of the study area are mapped as potential California tiger salamander range. The majority of this potential range is outside the area planned for development in the Lower Lagoon Valley Policy Plan Implementation Project, but there are small areas of potential range that are planned for development. However, biological surveys and monitoring on the site have confirmed that California tiger salamanders are not present in the study area.

The entire study area is mapped as a priority watershed in Conservation Area RSM 1, where the primary conservation objective is preservation with an emphasis on avoiding and minimizing impacts on sensitive resources.

Impacts

Wetlands

The 2004 Lagoon Valley EIR concluded that construction of the prior project could result in the loss of almost 8 acres of wetlands or other waters of the United States, resulting in a significant impact. Mitigation was identified to reduce this impact to a less-than-significant level. The 2005 Addendum found that the reduction in development area would reduce the impact, but it would remain significant. Mitigation Measure 4.15-1 (pages 4.15-33 to 4.15-34 of the 2004 Draft EIR) would remain applicable and would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.15-1 would be maintained.

Vernal Pool Habitat

The 2004 Lagoon Valley EIR and 2005 Addendum found that the Lower Lagoon Valley Policy Plan Implementation Project could result in the loss of vernal pool habitat. No vernal pools were identified within the development area of the project analyzed in the 2004 EIR, but no wetland delineation was conducted in the portion of the project area that is outside the proposed development area. If vernal pools are located there, they could be damaged by alteration of runoff patterns, erosion of adjacent uplands, and disturbance by humans and pets residing within the development area. This impact was identified as significant. Mitigation Measure 4.15-2 (page 4.15-35 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. As noted in the biological resources setting section above, the Solano HCP has mapped a small portion of the study area as a medium-value vernal pool conservation area in the Solano HCP, indicating an area that is highly to very highly disturbed and located on historic vernal pool soils and adjacent valley floor grassland habitat located on non-vernal pool soils. The Lower Lagoon Valley Policy Plan Implementation Project has identified this portion of the study area for open space use. This vernal pool conservation area mapping supports the finding from the 2004 EIR

and 2005 Addendum that there may be vernal pools located outside of the development area that could be affected by Lagoon Valley development. Therefore, the proposed phasing and development agreement would maintain the significant impact finding from the 2004 EIR and 2005 Addendum, as well as Mitigation Measure 4.15-2, which would reduce the impact to a less-than-significant level.

Swainson's Hawks and Nesting Raptors

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of the Lower Lagoon Valley Policy Plan Implementation Project could result in the loss of Swainson's hawks and other nesting raptors. Nests and birds could be lost if nest trees, located within or peripheral to riparian areas, are removed or if construction-related disturbance in the area of a nest causes abandonment. This impact was identified as significant. The project included avoidance measures for active raptor nests. Mitigation included either participation in a countywide HCP if one is adopted, or implementation of Mitigation Measure 4.15-3 (pages 4.15-36 to 4.15-37 of the 2004 Draft EIR) until an HCP is adopted, reducing the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. As noted in the biological resources setting section above, Solano HCP data do not show any Swainson's hawk records in the study area. However, Swainson's hawks and other nesting raptors could occur in the study area, and the proposed phasing and development agreement would maintain the significant impact finding from the 2004 EIR and 2005 Addendum. Since the Solano HCP has not yet been adopted, Mitigation Measure 4.15-3 would not change, and would continue to reduce the impact to a less-than-significant level.

Burrowing Owls

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of the Lower Lagoon Valley Policy Plan Implementation Project could result in the loss of burrowing owls. Although burrowing owls had not been recorded on the site to date, the site provides suitable grassland nesting habitat and adjacent areas are suitable for foraging. Loss of burrowing owls or their habitat was identified as a significant impact. Mitigation Measure 4.15-4 (pages 4.15-38 to 4.15-39 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. As noted in the biological resources setting section above, Solano HCP data do not show any burrowing owl occurrences in or near the study area. However, as explained in the 2004 Draft EIR, the site provides suitable grassland nesting habitat and adjacent areas are suitable for foraging. Therefore, the proposed phasing and development agreement would maintain the significant impact finding from the 2004 EIR and 2005 Addendum, and Mitigation Measure 4.14-4 would reduce the impact to a less-than-significant level.

Valley Elderberry Longhorn Beetles

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of the Lower Lagoon Valley Policy Plan Implementation Project could result in the loss of Valley elderberry longhorn beetles and their habitat. One elderberry shrub was observed and others could be present. This loss was identified as a significant impact. Mitigation included either participation in a countywide HCP if one is adopted, or implementation of Mitigation Measure 4.15-5 (pages 4.15-39 to 4.15-41 of the 2004 Draft EIR) until an HCP is adopted, reducing the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant. Since the Solano HCP has not yet been adopted, Mitigation Measure 4.15-5 would not change, and would continue to reduce the impact to a less-than-significant level.

Western Pond Turtles

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of the Lower Lagoon Valley Policy Plan Implementation Project could result in the loss of western pond turtles or their habitat. This species had been confirmed in the stream draining from Lagoon Valley Lake. Implementation of the proposed stormwater drainage improvements could damage turtles or their habitat. Loss of pond turtles or their habitat was identified as a significant impact. Mitigation Measure 4.15-6 (page 4.15-41 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.15-6 would be maintained.

Rare Plant Populations

The 2004 Lagoon Valley EIR found that construction of the prior project could result in the loss and degradation of rare plant populations. Initial surveys had determined that potential habitat for eight special-status plant species occurred within the proposed development area. Loss of individual plants or their habitat was identified as a significant impact. Mitigation was identified to reduce this impact to a less-than-significant level. The 2005 Addendum found that because of the reduced development area, impacts would be reduced, but there was still the potential for impacts to rare plant populations, so the impact was still significant. Mitigation Measure 4.15-7 (pages 4.15-42 to 4.15-43 of the 2004 Draft EIR) would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.15-7 would be maintained.

Oak Woodlands and Protected Trees

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of the Lower Lagoon Valley Policy Plan Implementation Project would result in the loss of oak woodland/savannah, individual oak trees, and other protected trees. Trees removed would be replaced at a ratio of 5:1 for native oaks and 3:1 for other tree species. This impact was identified as less than significant.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain less-than-significant.

Riparian Habitat

The 2004 Lagoon Valley EIR and 2005 Addendum found that construction of the Lower Lagoon Valley Policy Plan Implementation Project could result in the loss of riparian habitat, resulting in a significant impact. Mitigation Measure 4.15-9 (page 4.15-45 of the 2004 Draft EIR) would reduce this impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.15-9 would be maintained.

Loggerhead Shrike and White-Tailed Kite

The 2004 Lagoon Valley EIR found that construction of the prior project could result in the loss of nests and habitat of loggerhead shrike and white-tailed kite, resulting in a significant impact. Mitigation was identified to reduce this impact to a less-than-significant level. The 2005 Addendum found that the reduced development area in the revised project would reduce the impact, but it would remain significant. Mitigation Measure 4.15-10 (pages 4.15-45 to 4.15-46 of the 2004 Draft EIR) was retained, and it would reduce the impact to a less-than-significant level.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. Therefore, the impact would remain significant, and Mitigation Measure 4.15-10 would be maintained.

California Tiger Salamander

The 2004 Lagoon Valley EIR found that although the California tiger salamander could potentially occur in the project vicinity, there were no records for this species in the vicinity of the project site. Therefore, it was not evaluated further in the EIR.
As noted in the biological resources setting section above, the Solano HCP has identified portions of the study area as potential California tiger salamander range. The majority of this potential range is outside

the area planned for development in the Lower Lagoon Valley Policy Plan Implementation Project, but there are small areas of potential range that are planned for development.
Since the 2005 Addendum, both LSA and M&A biologists have conducted numerous amphibian larval surveys for CTS. These surveys were conducted in all tributary pools (when and if present) and in three man-made stock ponds located in the southern portion of the site and included the rainy seasons of 2006/2007 and 2011. Due to two years of formal larval surveys and one year of USFWS-approved protocol winter drift fence/pitfall trapping, all with negative results, and considering the historical and current barriers to CTS migration, the Revised Biological Assessment for the Lower Lagoon Valley Policy Plan Implementation Project, prepared by Monk & Associates in December 2011 concludes that the project will not affect CTS.

The proposed phasing and development agreement would not change the area of development from what was previously evaluated in the 2005 Addendum. In addition, subsequent site-specific surveys and monitoring have confirmed that California tiger salamanders are not present in the study area. Therefore, the impact would remain less than significant.

Mitigation

The following mitigation measures would continue to apply:

- Mitigation Measure 4.15-1, identified on pages 4.15-33 to 4.15-34 of the 2004 Draft EIR, requiring wetland avoidance or no net loss.
- Mitigation Measure 4.15-2, identified on page 4.15-35 of the 2004 Draft EIR, requiring vernal pool habitat surveys in non-development areas and associated mitigation if habitat is found.
- Mitigation Measure 4.15-3, identified on pages 4.15-36 to 4.15-37 of the 2004 Draft EIR, requiring pre-construction surveys, monitoring, and mitigation fee, or HCP participation.
- Mitigation Measure 4.15-4, identified on pages 4.15-38 to 4.15-39 of the 2004 Draft EIR, requiring surveys, monitoring, and on- and off-site mitigation.
- Mitigation Measure 4.15-5, identified on pages 4.15-39 to 4.15-41 of the 2004 Draft EIR, requiring surveys, avoidance measures, and compensation.
- Mitigation Measure 4.15-6, identified on page 4.15-41 of the 2004 Draft EIR, requiring monitoring and buffer zones, as well as implementation of Mitigation Measure 4.15-1, described above.
- Mitigation Measure 4.15-7, identified on pages 4.15-42 to 4.15-43 of the 2004 Draft EIR, requiring surveys, avoidance, and compensation.
- Mitigation Measure 4.15-9, identified on page 4.15-45 of the 2004 Draft EIR, requiring avoidance or a riparian habitat mitigation plan.
- Mitigation Measure 4.15-10, identified on pages 4.15-45 to 4.15-46 of the 2004 Draft EIR, requiring surveys, protection measures, and environmental awareness training.

No other new mitigation measures would be necessary for the proposed phasing and development agreement.

POPULATION, HOUSING, AND EMPLOYMENT

Setting

Since the 2005 Addendum, updated population, housing, and employment data has been made available. This section highlights updated data that is relevant to the impact analysis below.

As of 2015, California Department of Finance (DOF) data, combined with data from the California Department of Corrections, indicates that the population of Vacaville, excluding the prison population, is 88,700.[2]

The Association of Bay Area Governments (ABAG) is the official comprehensive planning agency for the San Francisco Bay region, which is composed of the nine counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma, and contains 101 cities. ABAG produces growth forecasts, identified in documents entitled *Projections*, on four-year cycles so that other regional agencies, including the Metropolitan Transportation Commission (MTC) and the Bay Area Air Quality Management District (BAAQMD) can use the forecast to make project funding and regulatory decisions. The latest set of projections were published in 2013, and they include the following projections:

- Total Vacaville Population in 2025: 101,700
- Total Vacaville Jobs in 2025: 36,120

ABAG's *Projections* also estimate that there are about 95,300 people living in Vacaville and 32,220 total jobs existing in Vacaville in 2015.

Impacts

Regional Population and Employment Projections

The 2005 Addendum determined that the Lower Lagoon Valley Policy Plan Implementation Project would generate about 2,900 new residents and 1,620 new jobs. These population and employment projections would not exceed ABAG's future population and employment estimates. In addition, by supporting job growth, the project would contribute to the City's efforts to improve its jobs-to-housing ratio. The impact was considered less than significant.

The proposed phasing and development agreement would not change the number of new residents or jobs generated by development in Lagoon Valley. As noted in the project description section of this

[2] State of California, Department of Finance, May 2015, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2015, with 2010 Benchmark*; State of California, Department of Corrections and Rehabilitation, Data Analysis Unit, February 1, 2015, *Monthly Report of Population as of Midnight January 31, 2015*.

memo, the developer is requesting a twelve-year extension of the vesting tentative subdivision map, so this analysis considers a buildout in the year 2025, the closest year of ABAG's forecasts. ABAG's updated forecasts for Vacaville indicate that there will be 6,400 new residents and 3,900 jobs added between 2015 and 2025; therefore, the residents and jobs generated by the Lower Lagoon Valley Policy Plan Implementation Project would still not exceed the updated regional population and employment projections, and the impact would remain less than significant. The proposed phasing and development agreement would not change this conclusion.

Existing Housing and Employment

The 2005 Addendum determined that the Lower Lagoon Valley Policy Plan Implementation Project would result in the displacement of fewer than six residential units and 380 jobs associated with the Hines Nursery. Given the 1,025 residential units, including affordable units, and the 1,620 net new jobs that would be generated by the project, the residential and job displacement was considered negligible, and impact was considered less than significant.

The proposed phasing and development agreement would not change the jobs and housing displacement characteristics of the approved project, except that the Hines Nursery has already closed, so those jobs are no longer in place. The agreement would also not change the number of new residents or jobs generated by development in Lagoon Valley. Therefore, the impact would remain less than significant.

GREENHOUSE GAS EMISSIONS

The 2004 Lagoon Valley EIR and 2005 Addendum did not consider impacts related to greenhouse gas (GHG) emissions. That topic had not yet been added to the CEQA Guidelines.

As described in the CEQA context section above, supplemental analysis should only consider the net impacts of the project as revised in comparison to the project as approved. The proposed phasing and development agreement would not change the allowed land uses, development, traffic generation, and construction activity from what was evaluated in the 2005 Addendum. Therefore, the project's contribution to GHG impacts would not change. No further analysis is required under CEQA.

Cumulative Impacts

Cumulative impacts were addressed separately in the 2004 Lagoon Valley EIR and 2005 Addendum. Those cumulative impact analyses considered buildout of the Vacaville General Plan and the Southtown and Rice McMurtry projects, which were proposed at the time.

Because ten years have passed since the previous analysis, during which other projects were developed, and because the Vacaville General Plan has since been updated, this evaluation considers changes to the circumstances under which the Lagoon Valley project will be undertaken with respect to cumulative development. This cumulative impact evaluation is therefore based on the 2015 General Plan EIR.

LAND USE AND PLANNING

The 2004 Lagoon Valley EIR and 2005 Addendum identified a significant cumulative impact related to the loss of Important Farmland. No mitigation measures were identified for this impact.

The 2015 General Plan EIR found that development allowed by the General Plan, including the area proposed for development in the study area, would contribute to significant and unavoidable project and cumulative impacts on agricultural resources. Because the proposed phasing and development agreement would not change the area planned for development compared to what was evaluated in the 2015 General Plan EIR, no additional analysis would be required under CEQA.

PARKS AND RECREATION

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to parks and recreation would be less than significant.

The 2015 General Plan EIR found that although future residential growth would result in increased demand for park and recreational facilities, implementation of General Plan policies would ensure the provision of adequate parklands along with new development, including Lagoon Valley development. Therefore, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

VISUAL RESOURCES

The 2004 Lagoon Valley EIR and 2005 Addendum identified significant cumulative impacts related to substantial changes to the visual character of the valley and contribution to nighttime lighting.

The 2015 General Plan EIR found that the General Plan could substantially alter the existing visual character in undeveloped portions of Vacaville, such as Lagoon Valley, resulting in a significant impact. No feasible mitigation was identified, resulting in a significant and unavoidable impact.

All other visual resource thresholds were found to result in less-than-significant impacts. While development allowed by the General Plan has the potential to affect scenic vistas and contribute to light pollution, policies in the Vacaville General Plan and other requirements like California Building Code standards would minimize potential aesthetic effects of development.

Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts on visual resources associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

TRANSPORTATION AND CIRCULATION

The 2004 Lagoon Valley EIR and 2005 Addendum identified significant cumulative impacts related to intersection operations, freeway segments, freeway ramps, and freeway diverge operations.

As explained in the environmental evaluation for transportation and circulation above, the General Plan EIR analyzed eleven intersections in the vicinity of the Lower Lagoon Valley Policy Plan Implementation Project. The future 2035 operations at those intersections are provided in Table 8. As shown in Table 8, five intersections would operate at unacceptable LOS. Mitigation was identified for all impacts; however, four impacts were determined to be significant and unavoidable because the intersections are not under the City's jurisdiction.

In addition, the General Plan EIR evaluated freeway segment operations with implementation of the General Plan in 2035. The results are shown in Table 9, and they indicate two significant impacts related to freeway operations. Feasible mitigation was not identified, and the impacts were found to be significant and unavoidable.

Because the 2015 General Plan EIR accounted for the planned land uses in Lagoon Valley and analyzed an amount of 2035 development that encompasses the Lagoon Valley project, as well as additional reasonably foreseeable development throughout Vacaville and the surrounding area, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR. In addition, as described in the CEQA context section above, Section 15183 of the CEQA Guidelines mandates that projects that are consistent with the General Plan, such as the Lower Lagoon Valley Policy Plan Implementation Project, shall not require additional environmental review for offsite impacts, such as traffic impacts. Such impacts have already been considered in the General Plan EIR. Therefore, no additional analysis is required under CEQA.

AIR QUALITY

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to air quality would be less than significant.

The 2015 General Plan EIR found a significant air quality impact because development allowed by the General Plan would generate mobile-source air pollutant emissions that would exceed PM10 standards. Although mitigation was incorporated, it would not reduce the impact to a less-than-significant level, and the impact was found to be significant and unavoidable. All other air quality impacts were found to be less than significant.

Because the 2015 General Plan EIR accounted for the planned land uses in Lagoon Valley and analyzed an amount of 2035 development that encompasses the Lagoon Valley project, as well as additional reasonably foreseeable development throughout Vacaville and the surrounding area, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR. In addition, as described in the CEQA context section above, Section 15183 of the

TABLE 8 INTERSECTION LEVEL OF SERVICE FROM 2015 GENERAL PLAN EIR

				Year 2035 Adopted General Plan	
	Intersection	Control	Peak Hour	LOS[a]	Average Delay (seconds)[b,c]
3	Alamo Dr at I-80 EB Ramp	Signalized	AM	A	4.8
			PM	A	3.1
4	Alamo Dr at Marshall Rd	Signalized	AM	**D**	**47.9**
			PM	**D**	**45.4**
16	Cherry Glen Rd at Pleasants Valley Rd	One/Two-Way Stop	AM	A (B)	8.6 (10.2)
			PM	A (B)	6.6 (12.3)
17	Cherry Glen Rd at I-80 EB Ramp	One/Two-Way Stop	AM	A (B)	4.9(10.4)
			PM	B (C)	10.3 (20.7)
18	Cherry Glen Rd at I-80 WB Ramp	One/Two-Way Stop	AM	C (C)	18.1 (21.5)
			PM	A (B)	9.8 (14.9)
19	Lagoon Valley Rd at I-80 EB Ramp	One/Two-Way Stop	AM	A (C)	5.2 (23.1)
			PM	**F (F)**	**>150 (>150)**
20	Lagoon Valley Rd at I-80 WB Ramp	One/Two-Way Stop	AM	**E (F)**	**43.4 (>150)**
			PM	**F (F)**	**60.4 (>150)**
21	Cherry Glen Rd at Lyon Rd	One/Two-Way Stop	AM	A (B)	5.2 (13)
			PM	A (C)	10.0 (19.5)
29	I-80 EB at North Texas St^	Signalized	AM	**F**	**100.9**
			PM	**F**	**>150**
30	I-80 WB at North Texas St^	Signalized	AM	**F**	**123.5**
			PM	D	48.6

Note: **Bold** denotes substandard locations; Highlight denotes locations with significant impacts.
^ denotes intersections located in Fairfield
* denotes intersections located within the Downtown Overlay District
a. LOS = level of service.
b. Delay = average vehicle delay.
c. For unsignalized intersection, the delay for both overall intersection and the worst approach is shown; e.g. A (B) 2.4 (14.3).
Source: Kittelson & Associates, 2012.

TABLE 9 FREEWAY SEGMENT LEVEL OF SERVICE FROM 2015 GENERAL PLAN EIR

	Year 2035 Proposed General Plan					
	AM Peak Hour			PM Peak Hour		
	Volume	Density[a]	LOS	Volume	Density[a]	LOS
Interstate 80 West of Lagoon Valley Road						
Eastbound	5,783	23.8	C	**8,940**	**49.7**	**F**
Westbound	7,439	34.1	D	7,999	39.0	E
Interstate 80 East of Leisure Town Road						
Eastbound	2,623	14.0	B	**6,661**	**48.9**	**F**
Westbound	5,439	32.7	D	4,373	24.1	C
Interstate 505 North of Interstate 80						
Northbound	1,885	15.4	B	2,619	21.7	C
Southbound	2,037	16.6	B	1,682	13.7	B

Notes: **Bold** denotes substandard locations; Highlight denotes locations with significant impacts.
a. Density in passenger cars per mile per lane.
Source: Kittelson & Associates, 2012.

CEQA Guidelines mandates that projects that are consistent with the General Plan, such as the Lower Lagoon Valley Policy Plan Implementation Project, shall not require additional environmental review for offsite impacts, such as offsite air quality impacts. Such impacts have already been considered in the General Plan EIR. Therefore, no additional analysis is required under CEQA.

NOISE

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to noise would be less than significant.

The 2015 General Plan EIR found a significant noise impact resulting from an increase in traffic noise levels of more than 5 dBA compared to existing conditions along the following roadway segments:

- 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

The General Plan EIR identified mitigation that requires quiet pavement along those roadways for applicable projects, which will mitigate this impact to a less-than-significant level. All other noise impacts were found to be less than significant.

Because the 2015 General Plan EIR accounted for the planned land uses in Lagoon Valley and analyzed an amount of 2035 development that encompasses the Lagoon Valley project, as well as additional

reasonably foreseeable development throughout Vacaville and the surrounding area, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR. In addition, as described in the CEQA context section above, Section 15183 of the CEQA Guidelines mandates that projects that are consistent with the General Plan, such as the Lower Lagoon Valley Policy Plan Implementation Project, shall not require additional environmental review for offsite impacts, such as offsite noise impacts. Such impacts have already been considered in the General Plan EIR. Therefore, no additional analysis is required under CEQA.

PUBLIC UTILITIES

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to public utilities would be less than significant.

The 2015 General Plan EIR found that impacts related to wastewater and energy resources would be less than significant. Although future development would increase the demand for public utilities, which could require the construction or operation of new or expanded facilities that could cause significant environmental effects, General Plan policies would minimize impacts. In addition, the timing and location of new or expanded public utility facilities was not known, nor was the exact nature of those facilities known, so project-specific environmental impacts could not be determined.

Because the 2015 General Plan EIR accounted for the planned land uses in Lagoon Valley and analyzed an amount of 2035 development that encompasses the Lagoon Valley project, as well as additional reasonably foreseeable development throughout Vacaville and the surrounding area, cumulative impacts related to public utilities from the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

PUBLIC SERVICES

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to public services would be less than significant.

The 2015 General Plan EIR found that impacts related to police, fire protection, schools, and solid waste services would be less than significant. Although future residential growth would increase the demand for public services, which could require the construction or operation of new or expanded facilities that could cause significant environmental effects, General Plan policies would minimize impacts. In addition, the timing and location of new or expanded public services facilities was not known, nor was the exact nature of those facilities known, so project-specific environmental impacts could not be determined.

Because the 2015 General Plan EIR accounted for the planned land uses in Lagoon Valley and analyzed an amount of 2035 development that encompasses the Lagoon Valley project, as well as additional reasonably foreseeable development throughout Vacaville and the surrounding area, cumulative impacts related to public services from the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

WATER SUPPLY

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to water supply would be less than significant.

The 2015 General Plan EIR found that impacts related to water supply would be less than significant. Although future development would increase water supply demands, the projected average water demands in 2035 would be within the existing water supply entitlements. To meet the maximum day water demands in 2035, additional production capacity is needed, but the 2010 UWMP has identified production facility improvements to meet the future demand. Although those facility improvements could cause significant environmental effects, General Plan policies would minimize impacts, and project-specific impacts would be considered pursuant to CEQA in a project-specific review.

Because the 2015 General Plan EIR accounted for the planned land uses in Lagoon Valley and analyzed an amount of 2035 development that encompasses the Lagoon Valley project, as well as additional reasonably foreseeable development throughout Vacaville and the surrounding area, cumulative impacts related to water supply from the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

HYDROLOGY, DRAINAGE, AND WATER QUALITY

The 2004 Lagoon Valley EIR and 2005 Addendum found a significant cumulative impact resulting from increases in runoff volumes that would exceed the capacities of existing drainage facilities and contribute to localized flooding. In addition, the approved project was found to have a significant cumulative impact related to water quality. The mitigation that was identified for the related project-level impacts would also reduce cumulative impacts to a less-than-significant level.

The 2015 General Plan found that most hydrology, drainage, and water quality impacts would be avoided through compliance with existing regulations and compliance with NPDES permit requirements. However, the 2015 General Plan EIR found significant project-level and cumulative impacts resulting from allowing development in areas that could be inundated by levees or dams.

Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts on hydrology, drainage, and water quality associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

GEOLOGY AND SOILS

The 2004 Lagoon Valley EIR and 2005 Addendum found a significant cumulative impact resulting from exposing people to risks from earthquake activity. The mitigation that was identified for the related project-level impacts would also reduce cumulative impacts to a less-than-significant level.

The 2015 General Plan EIR found that although future development would bring more structures, residents, and visitors to Vacaville, an area vulnerable to seismic activity and geologic hazards, geotechnical and engineering standards in State and local regulations would reduce potential risks to a less-than-significant level. Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

HAZARDS AND HUMAN HEALTH

The 2004 Lagoon Valley EIR and 2005 Addendum found that cumulative impacts related to hazards and human health would be less than significant.

The 2015 General Plan EIR found that although future development would result in the increased use of and potential exposure to hazardous household, commercial, and industrial materials, and could increase exposure to potential hazards associated with wildland fires, General Plan policies and other local, regional, State, and federal regulations would reduce impacts to a less-than-significant level. Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

CULTURAL RESOURCES

The 2004 Lagoon Valley EIR and 2005 Addendum identified a significant cumulative impact related to the loss of prehistoric and historic cultural resources. The mitigation that was identified for the project-level impacts would reduce cumulative impacts, but not to a less-than-significant level. Therefore, the cumulative impact was identified as significant and unavoidable.

The 2015 General Plan EIR found that although future development has the potential to adversely impact historical resources from intensified land uses, incompatible site designs, and demolition, City General Plan policies and development regulations would reduce impacts to a less-than-significant level. Similarly, although development could adversely impact archaeological resources, paleontological resources, and human remains through destruction or disturbance, General Plan policies and project-specific mitigations, such as those required in the 2004 Lagoon Valley EIR, would reduce impacts to a less-than-significant level. Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

BIOLOGICAL RESOURCES

The 2004 Lagoon Valley EIR and 2005 Addendum found a significant cumulative impact resulting from the reduction in the availability and accessibility of natural habitats. The mitigation that was identified for the related project-level impacts would also reduce cumulative impacts to a less-than-significant level.

The 2015 General Plan EIR found that although future development could contribute to the loss of habitat for a number of special-status species and sensitive habitats, including riparian habitats and wetlands, General Plan policies, combined with other federal, State, and local regulations, would reduce impacts. In addition, the Solano HCP that is underway will provide a comprehensive plan for addressing and mitigating impacts of development. Although project-level impacts were found to be less than significant, the General Plan EIR still included mitigation to ensure that mitigation requirements consistent with the Solano HCP are enforced until the HCP is adopted.

The 2015 General Plan found a significant and unavoidable impact related to impacts to a key wildlife corridor, the Vacaville-Fairfield Greenbelt. This impact would result from anticipated public development within the Public/Institutional land use designation south of the city limits, where, in combination with the planned development in the nearby Northeast Fairfield Specific Plan, retention of a viable key corridor could be precluded. This impact is not affected by the Lagoon Valley development.

Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

POPULATION, HOUSING, AND EMPLOYMENT

The 2004 Lagoon Valley EIR and 2005 Addendum did not evaluate cumulative impacts related to population, housing, and employment.

The 2015 General Plan EIR found significant project-level and cumulative impacts resulting from inducing population growth that exceeds ABAG's projections. Development allowed by the General Plan would generate 26,500 new residents by 2035, while ABAG only projected 11,400 new residents. Feasible mitigation was not identified, and so the impacts were determined to be significant and unavoidable. Because the 2015 General Plan EIR accounted for the planned land uses and development in Lagoon Valley, cumulative impacts on population, housing, and employment associated with the proposed phasing and development agreement were adequately addressed in the 2015 General Plan EIR, and no additional analysis would be required under CEQA.

Conclusions

As described above, project-level and cumulative impacts of the proposed phasing and development agreement have adequately been addressed by the 2004 Lagoon Valley EIR, 2005 Addendum, and 2015 General Plan EIR. No new significant environmental effects or substantial increases in the severity of previously identified significant effects would result from this modification to the approved project. Therefore, consistent with Section 15162 of the CEQA Guidelines, this Addendum satisfies CEQA requirements for the City approval of the proposed phasing and development agreement.

CEQA ANALYSIS