

APPENDIX A

Notice of Preparation and Comments Received



**CITY OF VACAVILLE
NOTICE OF PREPARATION (NOP)
ROBERTS' RANCH PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)**

COMMENT PERIOD: November 19, 2015 through December 18, 2015.

All persons and public agencies are invited to submit written comments as to the scope and content of the EIR.

The City of Vacaville will prepare an Environmental Impact Report (EIR) for the Roberts' Ranch Specific Plan project. The EIR will examine potential project impacts not considered in the program EIR prepared for the General Plan, consistent with CEQA Section 15168. The program EIR for the General Plan was certified in August 2015.

Project Description and Location

Consistent with the City General Plan, the Roberts' Ranch Specific Plan proposes a residential project containing a variety of housing styles connected by trails and landscaped corridors. The project is located on a 248-acre site at the intersection of Leisure Town and Fry Roads. The proposed Specific Plan area is bounded by the existing City limit (Brighton Landing project) to the north, the existing detention basin and Union Pacific railroad tracks to the east, Fry Road to the south, and Leisure Town Road to the west, and includes Assessor's Parcels 0138-030-090, 100, 110, 120, & 130.

Key project features include:

- ◆ 785 single-family homes (Residential Low Density and Residential Low-Medium Density)
- ◆ 16-acre (approx.) future public school site
- ◆ Five small half-acre parks (approx.) located within neighborhoods
- ◆ 25.3 acres (approx.) of Open Space active and passive recreational use
- ◆ Trails and pathways throughout the development that will connect to future development to the north and south of the project site. The trails and pathways will connect to an existing City drainage detention basin east of the PG&E transmission towers.
- ◆ Leisure Town Road Improvements & Fry Road Improvements: The project would include street improvements and landscaping for a portion of Leisure Town Road and Fry Road. Street improvements will include widening and shifting Leisure Town Road 30 feet to the east to be consistent with the Jepson Parkway Plan.

The project will require approval of a Specific Plan, Zone Change, Development Agreement, Tentative Map, Planned Development, and other related development approvals. The site requires annexation to the City of Vacaville.

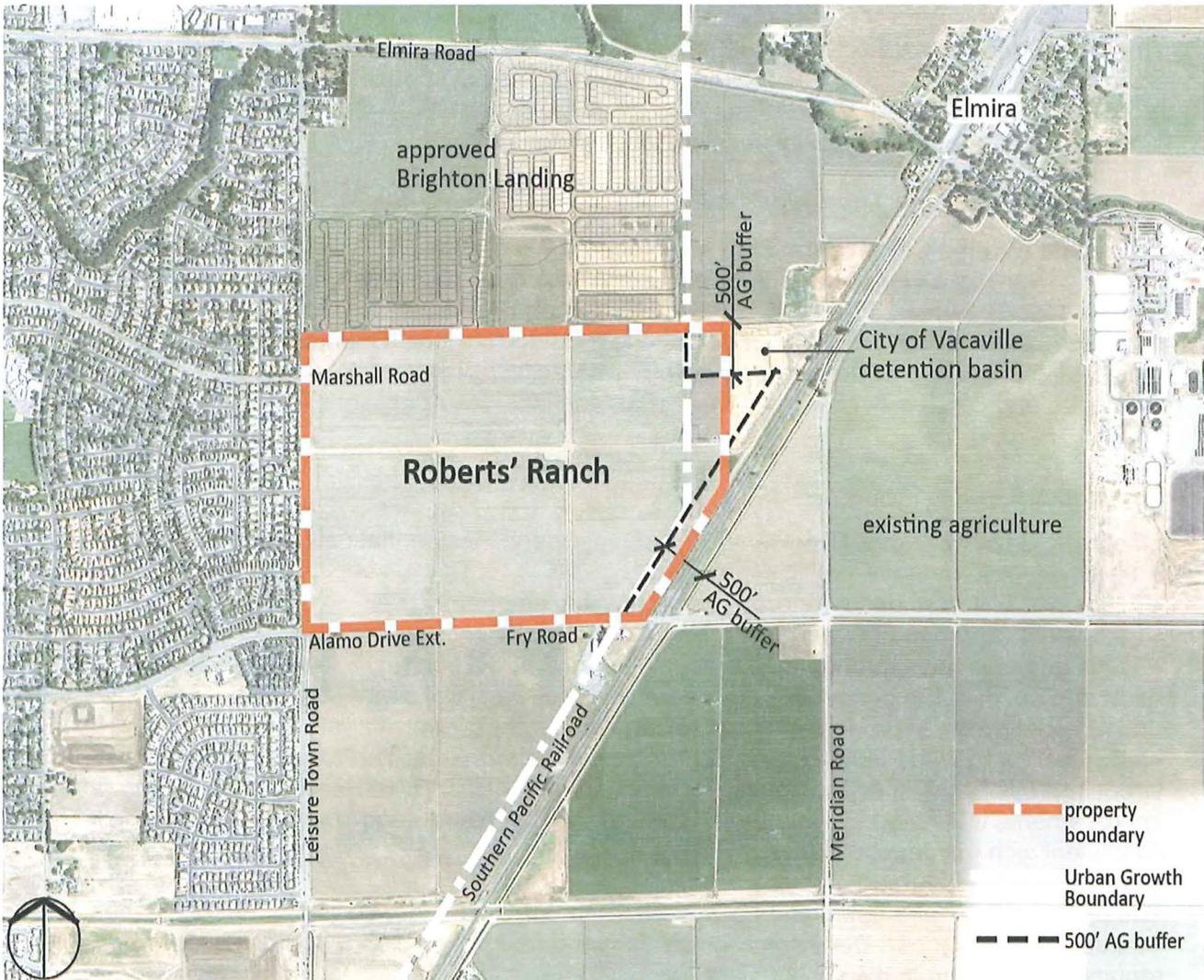
Environmental Effects: The EIR will address the potential environmental effects of the project that were not considered in the General Plan Update EIR. Such effects may include significant effects related to agriculture, air quality/greenhouse gas emissions, biological resources, cultural resources, hazards, hydrology/water quality, land use compatibility, noise, traffic, and utilities/public service systems.

Send your comments to: Fred Buderer, City Planner, Planning Division, 650 Merchant Street, Vacaville, CA 95688, or email Fred.Buderer@cityofvacaville.com. Ph:(707) 449-5307

PUBLIC SCOPING MEETING: The City Planning Commission will hold a Scoping Meeting to solicit public comment on the scope of the environmental issues to be addressed in the EIR.

Meeting Date/Time: Tuesday, December 15, 2015, 7pm.

Meeting Location: City Council Chamber, City Hall, 650 Merchant Street, Vacaville





Department of
Resource Management
675 Texas St., Ste. 5500
Fairfield, California 94533

Planning Services Division
Phone: (707) 784-6765 / Fax: (707) 784-4805

Mike Yankovich
Planning Program Manager

December 18, 2015

Fred Buder, City Planner
City of Vacaville Planning Division
650 Merchant Street
Vacaville, CA 95688

Re: Roberts' Ranch Notice of Preparation Comments

Fred,

The Department would like to submit the following comments pertaining to the issues that the Roberts' Ranch project DEIR should address.

1. Impacts to Agriculture. The DEIR should address and analyze the potential impacts on agriculture. The analysis should include impacts on adjacent agricultural property, impacts to agriculture on the project site, and a discussion of any agricultural mitigation and agricultural buffers being proposed, their consistency with the County's General Plan, and their relationship to the city's Urban Growth Boundary.
2. It appears that a portion of the property will remain in the unincorporated County. Any proposed use and remaining size of this property should be discussed for consistency with the County's General Plan and zoning ordinance.
3. The adjacent storm water detention pond area should be reviewed for consistency with the County General Plan and zoning ordinance. A discussion of whether or not this area can be annexed into the City should also be included.
4. The DEIR should analyze any potential impacts (both project specific and cumulative) to County roads resulting from the Roberts Ranch development.

Thank you for considering these comments. We look forward to reviewing the Draft EIR. Should you have any questions please feel free to contact me at (707) 784-6765 or by email at: mwalsh@solanocounty.com.

Sincerely,

Matt Walsh
Principal Planner



December 16, 2015

Fred Buder
City Planner
City of Vacaville, Planning Division
650 Merchant Street
Vacaville, CA 95688

Re: Roberts Ranch Project Notice of Preparation

Dear Mr. Buder:

The Yolo Solano Air Quality Management District (District) has received the Notice of Preparation (NOP) for the project referenced above (Project), and is submitting comments. The Project as proposed, at completion of buildout, would develop approximately 248 acres and construct 785 single family homes, a public school site, five half-acre parks. The Project would also include open space and trails and pathways throughout the development.

The District would like to make the following comments:

1. The air quality analysis prepared for the Environmental Impact Report (EIR) should utilize the guidance provided in the District's Handbook for Assessing and Mitigating Air Quality Impacts. It should also be noted, however, that the District currently recommends the use of the CalEEMod emissions modeling software to quantify construction and operational emissions. The URBEMIS model is no longer supported by the District.
2. As described in the District's Handbook, the EIR should analyze the Project's impact from the emission of criteria air pollutants as well as the Project's impact on climate change. The District does not currently have adopted thresholds of significance for greenhouse gases (GHG). We encourage the lead agency to contact us to discuss the choice of a defensible threshold for GHG/climate change.

3. The environmental analysis should examine whether the project's design incorporates available features that could contribute to vehicle trip reduction and the use of clean technology vehicles. Specifically, the analysis should address:

- Availability of infrastructure to support electric vehicle charging
- Bicycle and pedestrian infrastructure
- Whether the project provides connections to other surrounding uses to encourage non-motorized travel

4. New schools associated with the project should be located in a manner to maximize the students' ability to travel to and from school safely and conveniently. Barriers to convenient non-motorized transportation, such as sound walls and cul-de-sacs street patterns should be minimized. This is in keeping with Section 4.3 – Non-Vehicular Circulation in the specific plan which states:

"Many pedestrian and bicycling circulation options are provided throughout Roberts Ranch. All streets will have sidewalks that feed to an overall trail system within the project. Multi-purpose trails accommodating bicycles and pedestrians are planned along Leisure Town Road, Alamo Drive, Fry Road, and within the parkways of divided two lane arterials and undivided major collector roads. A more extensive trail system within the active open space area in the eastern portion of the site contains many pedestrian and cycling pathways."

The District supports the proposed pedestrian and bicycling circulation options as described in Section 4.3 of the specific plan. However, there do not appear to be any on-street bike lanes proposed anywhere in the specific plan. The District believes that this is an important missing component of an interconnected circulation system and is not consistent with the concept of "complete streets". Furthermore, integrating bike lanes into the Project's infrastructure initially will almost certainly be more cost-effective than retrofitting streets at a later date.

5. The EIR should address any potential exposure to residents and/or sensitive populations to toxic air contaminants (TACs). At this time, the District believes that the only potentially significant source of TAC would possibly be from diesel particulate generated by the locomotives operating on the Union Pacific Railroad tracks which run along the southeastern border of the project. The District also notes that the specific plan describes the railroad tracks as belonging to Southern Pacific. The tracks are actually owned by Union Pacific.

6. The potential for residents to be exposed to odors from the existing nearby City of Vacaville detention basin and Easterly Waste Water Treatment Plant should also be addressed in the EIR. Guidance on addressing odor impacts can be found in the District's CEQA guidance handbook.

In conclusion, the District appreciates receiving this NOP and would welcome the opportunity to discuss the recommendations presented in this letter. If you require additional information or would like to discuss the project, please contact Matt Jones at (530) 757-3668.

Sincerely,

A handwritten signature in blue ink that reads "Matthew R. Jones". The signature is written in a cursive style with a large, prominent "M" and "J".

Matthew R. Jones
Planning Manager



YOCHA DEHE
CULTURAL RESOURCES

December 14th, 2015

Fred Buder
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

RE: Roberts' Ranch Project

Dear Mr. Buder:

Thank you for your comment request letter regarding the proposed Roberts' Ranch Project, Vacaville, Solano County, CA. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have cultural interest and authority in the proposed project area.

We would like more information on your project. Would you please send us the following information: the most current Cultural Resource Study?

Should you have any questions, please feel free to contact the following individual:

Mr. Anthony Flores
Cultural Resources Site Protection Manager
Yocha Dehe Wintun Nation
Office: (530) 796-3400, Email: aflores@yochadehe-nsn.gov

Please refer to identification number YD – 12032015-01 in any correspondences concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

James Kinter
Tribal Secretary
Tribal Historic Preservation Officer



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

RECEIVED

DEC 14 2015

**CITY OF VACAVILLE
PLANNING DIVISION**

11 December 2015

Fred Buderl
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

CERTIFIED MAIL
91 7199 9991 7035 8420 8786

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, ROBERT'S RANCH SPECIFIC PLAN AND DEVELOPMENT PROJECT, SCH# 2015112042, SOLANO COUNTY

Pursuant to the State Clearinghouse's 19 November 2015 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Robert's Ranch Specific Plan and Development Project, located in Solano County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

December 11, 2015

Regulatory Division SPK-2015-01077

Mr. Fred Buderl
The City of Vacaville
Planning Division
650 Merchant Street
Vacaville, Ca 95688

Dear Mr. Buderl:

We are responding to your November 19, 2015 request for comments on the Robert's Ranch project. The approximately 248-acre project site is located at the intersection of Leisure Town and Fry Roads, Latitude 38.3408°, Longitude -121.9267°, Vacaville, Solano County, California.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. The existing detention basin described in the request for comments also has the potential to be jurisdictional. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

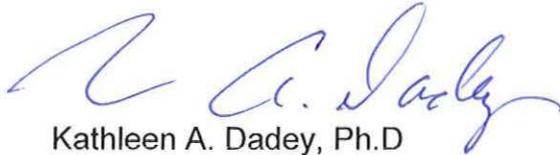
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DEC 14 2015

VACAVILLE
REGULATORY DIVISION

Please refer to identification number SPK-2015-01077 in any correspondence concerning this project. If you have any questions, please contact Noah Fulmer at Regulatory Division U.S. Army Corps of Engineers, Sacramento District 1325 J Street Sacramento, California 95814, by email at Noah.J.Fulmer@usace.army.mil, or telephone at 916-557-7094. For more information regarding our program, please visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,



Kathleen A. Dadey, Ph.D
Chief, CA South Branch
Regulatory Division



Solano Local Agency Formation Commission

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

December 1, 2015

Mr. Fred Buder, City Planner
Planning Division
City of Vacaville
650 Merchant St.
Vacaville, CA 94688

Subject: Comments on NOP for Roberts Ranch Project Environmental Impact Report

Dear Mr. Buder:

Thank you for giving Solano LAFCO an opportunity comment on the scope of the EIR for the Roberts Ranch Project. As proposed the annexation will be coming to LAFCO for consideration by the Commission. Our role will be as one of the responsible agencies under CEQA. We therefore suggest that LAFCO be identified in the EIR as a responsible agency and that the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 be identified in the regulatory setting section of the EIR.

In addition, after reviewing the attached map LAFCO would like to see a discussion in the public services section include the detention basin northeast of the project boundary adjacent to the railroad tracks. The detention basin is important to stormwater services that the city provides. An additional consideration is whether the City wants to include the detention basin as part of the annexation.

The other area of interest has to do with relationship of the project to the urban growth boundary. We feel there should be some discussion of any potential impacts to preserving prime agriculture and open space if the project boundary extends beyond the urban growth boundary.

Once again thank you for the opportunity to comment on the NOP. We hope you will take our comments into account when preparing the EIR for this project.

Sincerely,

Elliot Mulberg,
Executive Officer

Commissioners

John Saunderson, Chair • John Vasquez, Vice-Chair
Harry Price • Jim Spering • Jack Batchelor

Alternate Commissioners

Skip Thomson • Nancy Shopay • Pete Sanchez

Staff

Elliot Mulberg, Executive Officer • Michelle McIntyre, Analyst • P. Scott Browne, Legal Counsel

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

P.O. BOX 23660

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

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November 30, 2015

SOLVAR024
SCH #2015112042

Mr. Fred Buderl
City of Vacaville
Planning Division
650 Merchant Street
Vacaville, CA 95688

RECEIVED
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CITY OF VACAVILLE
PLANNING DIVISION

Dear Mr. Bederl:

Roberts' Ranch Project – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above.

The Local Development-Intergovernmental Review Program reviews land use projects and plans to ensure consistency with our mission and State planning priorities of infill, conservation, and efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multi-modal transportation network. We appreciate your early coordination to consult with us on this project.

The following comments are based on the NOP. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

Project Understanding

The proposed project is 2.5 miles south of Interstate (I-) 80. The project includes 785 low density and low-medium density single-family residential units on 16 acres. The following is also part of this project:

- Five small half-acre parks;
- 25.3 acres of open space;
- Trails and pathways throughout the project that will connect to future development; and
- Leisure Town Road improvements and Fry Road improvements.

Lead Agency

As the lead agency, the City of Vacaville (City) is responsible for all project mitigation. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document.

Traffic Impact Fees

Please identify traffic impact fees to be used for project mitigation. Caltrans encourages the City to participate in a contribution program and plan for the impact of future growth on the regional transportation system. Contributions would be used to help fund regional transportation programs that improve the transportation system to lessen future traffic congestion, improve mobility by reducing time delays, and maintain reliability on major roadways throughout the San Francisco Bay Area. Please also consider a multimodal fee to improve transit, thereby reducing delays on State facilities. This would not only benefit the region but also reduce any queuing on local roadways caused by highway congestion.

The I-80 corridor is critical to regional and interregional traffic in the San Francisco Bay region. It's vital to commuting, freight, and recreational traffic and are among the most congested regional facility. Given the scale and location of the proposed project and the traffic generated, along with other projects in the vicinity, this project is likely to have a cumulatively significant regional impact to the already congested State Highway System.

The Metropolitan Transportation Commission (MTC) Regional Transportation Plan/Sustainable Community Strategy identifies transportation system performance targets including the increase of non-auto mode share by 10 percentage points and a decrease auto vehicle-miles-traveled (VMT) per capita by 10 percent.

Traffic Impact Study (TIS)

Please ensure that the environmental document evaluates the proposed project's impacts on I-80 corridor from State Route 113 to the Carquinez Bridge and Leisure Town Road interchange.

The environmental document should include an analysis of the travel demand expected from the proposed project. Early collaboration, such as submitting the traffic study prior to the environmental document, leads to better outcomes for all stakeholders. We recommend using the Caltrans *Guide for the Preparation of Traffic Impact Studies* for determining which scenarios and methodologies to use in the analysis, available at:

http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf. Please ensure that a TIS is prepared providing the information detailed below:

1. A vicinity map, regional location map, and a site plan clearly showing project access in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. The State right-of-way (ROW) should be clearly identified. The maps should also include project driveways, local roads and intersections, parking, vehicle, bicycle, and transit facilities.

2. Project-related trip generation, distribution, and assignment including per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, and should utilize the latest place based research should be supported with appropriate documentation.
3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative LOS. Caltrans' LOS threshold, which is the transition between LOS C and D, and is explained in detail in the TIS Guide, should be applied to all State facilities.
4. A schematic illustration of walking, biking, and vehicle traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics (i.e., lane configurations, for AM and PM peak periods). Potential safety issues for all roads users should be identified and fully mitigated.
5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated.
6. Mitigation for any roadway sections or intersection with increasing VMT should be identified. Mitigation may include contributions to the regional fee program as applicable, and should support the use of transit and active transportation modes.
7. Impacts on pedestrians and bicyclists resulting from projected VMT increases should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing VMT.

Vehicle Trip Reduction

Caltrans encourages you to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional VMT and traffic impacts on the State highways.

We also encourage you to develop Travel Demand Management (TDM) policies to encourage smart mobility and the use of nearby Solano Express, Fairfield Transportation Center, and Capital Corridor. To reduce regional VMT and traffic impacts to the SHS please consider these TDM options listed below:

Mr. Fred Buder, City of Vacaville

November 30, 2015

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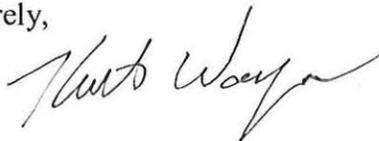
- Project design to encourage walking, bicycling, and convenient transit access;
- Formation of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Adoption of an aggressive trip reduction target with Lead Agency monitoring and enforcement.

For information about parking ratios, see the Metropolitan Transportation Commission (MTC) report *Reforming Parking Policies to Support Smart Growth* or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

The TDM Plan should include appropriate documentation for monitoring TDM measures, including annual reports to demonstrate the ongoing reduction of vehicle trips while continuing to survey the travel patterns of residents within the project area.

Should you have any questions regarding this letter, please contact Keith Wayne at 510-286-5737 or keith_wayne@dot.ca.gov.

Sincerely,



for

PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review