

- Stipulate that the prime contractor ensure emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one-hour. As an enforcement component of the measure, the prime contractor is required to agree to a visual survey of all in-operation equipment conducted on a periodic basis. In addition, a summary of the visual results is submitted throughout the duration of the construction activity. Usually, the summary includes the quantity and type of vehicles surveyed as well as the dates of each survey. The Air District and other qualified officials may conduct periodic site inspections to determine compliance. In the case where any equipment found to exceed the opacity requirement would require immediate repair, and notification of non-complaint equipment to the Air District.

The table below includes mitigation measures for developing a strategy to prevent dust emissions from creating a nuisance (District Rule 2.5) in the vicinity or to surrounding properties. Note that only one mitigation measure may be used for each of the sources. This is because the first mitigation for each heading is incorporated in the second measure of each heading. For example, with the source "Soil Piles" you may not claim PM10 emissions reduction for watering twice daily and for automatic sprinklers. The table shows predictive dust emissions reductions through mitigation for PM10.

Fugitive Dust Emission Mitigation

Source	Mitigation Measure	Effectiveness
Soil Piles	Enclose, cover or water twice daily all soil piles	16%
	Automatic sprinkler system installed on all soil piles	39%
Exposed Surface/Grading	Water all exposed soil twice daily	37%
	Water exposed soil with adequate frequency for continued moist soil	75%
Truck Hauling Road	Water all haul roads twice daily	3%
	Pave all haul roads	7%
Truck Hauling Load	Maintain at least two feet of freeboard	1%
	Cover load of all haul/dump trucks securely	2%

Source: SCAQMD, Weighted for percentage contribution of PM₁₀ emissions

It should be noted that any open burning requires approval and issuance of a burn permit from the Air District and shall be performed in accordance with District Rule 2.8, Open Burning, General. Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings. Cutback and emulsified asphalts application shall be conducted in accordance with District Rule 2.28, Cutback and Emulsified Asphalt Paving Materials. In addition, in the event that demolition, renovation or removal of asbestos-containing materials be involved, District Rule 9.8 and 9.9 require Air District consultation and permit prior to commencing demolition or renovation work.

Operational Mitigation Measures

Tree Shading, Reflective Roofing, and Paving Materials – Ozone is formed by the chemical reaction of hydrocarbons and nitrous oxides in the presence of sunlight (ultraviolet radiation). The ozone chemical reaction speeds up under higher temperature conditions. Having more trees and heat reflecting surfaces will lower temperatures and restrains ozone formation. Mitigation measures requiring the planting of vegetation and the installation of reflective roofing and paving

materials designed to reduce the heat island effect should be addressed in the EIR. The following concepts are included for your consideration.

- Shading parking lots constructed of heat absorbing materials by low emitting trees is an important and feasible mitigation measure that can minimize vehicle evaporative emissions and heat island effects. Consider tree-shading coverage greater than zoning ordinance requirements.
- Proper placement of trees and shrubs near a building can cool the soil around the building and prevent direct solar radiation from entering the building through windows and from heating external building structures.
- Improving reflectivity of a building reduces the amount of solar heat it absorbs. Higher temperatures increase the demand for air conditioning. The EPA's Energy Star roofing program and the Department of Energy promote reflective roofs and provide information about reflective roofing products at the following website: <http://www.energystar.gov/products/>
- Reflective pavements such as portland cement concrete offer greater durability and high solar reflectivity which contribute to long term maintenance advantages and cooler pavements, and may also be useful at nighttime.

Below includes additional feasible measures as technological improvements that reduce emissions from area sources.

- Landscaping Maintenance – Install external electrical outlets on the property to promote and support the use of electrical landscape maintenance equipment. Landscape maintenance contractors promoting the use of electric equipment should be favored in the contract award process.
- Partnership with the energy provider to incorporate conservation and energy efficient technologies into the development to conserve energy. Consider use of energy efficient lighting.
- Consider ozone reduction technology where air conditioning and refrigeration units equipped with PremAir catalyst coating system converts ambient ozone into oxygen. PremAir is a coating that is applied to coils and fins of condensers for residential and commercial air conditioners much like latex paint. As outside air is drawn through the condenser for a purpose of heat exchange, ozone in this air is converted to molecular oxygen. The catalyst enhances conversion of ozone to oxygen.

The District recommends consideration of a Transportation Management Plan (TMP) that includes strategies and long term goals addressing mobile source emissions. The TMP could encourage formation of a Transportation Management Association (TMA), which would act as a collective body to communicate with SCI to coordinate mobile source emission reduction programs.

Finally, be advised that all stationary and mobile equipment, other than vehicles and internal combustion engines less than 50 horsepower, emitting air pollutants controlled under district rules and regulations require an Authority to Construct (ATC) and Permit to Operate from the District. We recommend that the project proponent apply for an ATC prior to purchasing

equipment or installing devices or processes to ensure compliance with applicable Rules and Regulations. In conclusion, District staff is available to discuss the comments and recommendations presented in this letter. If you require additional information, please call the District at (530) 757-3677.

Best regards,



Daniel P. O'Brien
Associate Air Quality Planner

cc: Larry Greene, Air Pollution Control Officer
Carl Vandagriff, Senior Air Quality Planner

DIRECTORS
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DISTRICT ENGINEER

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MEITH, SOARES & SEXTON
ATTORNEYS

STEPHEN J. CARBONARO
TREASURER

April 16, 2003

COMMUNITY DEVELOPMENT DEPT.

APR 17 2003

CITY OF VACAVILLE

Planning Division
Community Development Department
City of Vacaville
650 Merchant Street
Vacaville, Ca. 95688

Attn: Fred Buder, Planning Project Manager

Subject: **Response to the Notice of Preparation of the EIR for the Lower Lagoon Valley Project**

Dear Mr. Buder:

The District has received the Notice of Preparation of the EIR dated March 13, 2003. The following are the District's comments on the proposed scope of the EIR analysis.

The project area is subject to the 1995 Master Water Agreement between Vacaville and the District. Per the Agreement, use of non-potable water for irrigation will further the mutual goal of the City and the District to allocate and use water resources to maximize community benefits, ensure the long-term stability of agricultural production beyond the City's urban boundaries, and help to provide an economic base for the District to continue supplying water to lands within the common boundaries of the City and the District. The proposed use of raw water to irrigate the golf course, school and landscaping is in keeping with the purposes of the Agreement.

As identified in the 1990 EIR for the Lower Lagoon Valley Project, the District's Lateral 37 System and the Uhl Lateral are both capable of serving the Project. The analysis presented in the 1990 EIR is still applicable, but we understand the proposed non-potable demand for the Project may be decreased from the 1990 levels. The capacity of the Lateral 37 System to serve the new development along with existing and planned uses must be studied. This analysis will be performed by the District Engineer (Summers Engineering) at the developer's expense. Development plans and water usage rates will be needed for modeling purposes.

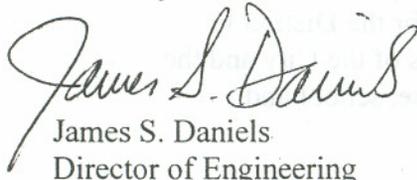
A system to serve raw water must be provided by the development. The District must review and approve any and all changes to the District's facilities affected by the proposed development, and construction of District facilities must be inspected by the District. Fees are payable to the District for plan review and inspection services. To ensure protection of District facilities during construction, a Protection of Facilities Agreement must be signed by the developer and contractors. Modifications to District facilities, including replacements and relocations, must conform to District standards and will be constructed at the developer's expense. Easements over District waterlines are required to be granted to the District to ensure future relocations of pipelines and facilities are not the responsibility of the District. Preparation and review of agreements and right-of-way documents are also subject to District fees.

Lands currently within the District that are proposed for residential development must detach from the District. Lands currently outside of the District and planned to receive non-potable water service for irrigation must be annexed into the District. LAFCO-approved fees and procedures apply, and the District and LAFCO must approve all detachments and annexations. Compliance with the United States Fish and Wildlife Service's Biological Opinion and pending Habitat Conservation Plan for the Solano Project should be addressed, as this affects the ability to annex lands to the District. Waivers of water service are required for lands detaching from the District, while those lands remaining in the District will not waive water service.

Public health issues involved in the use of non-potable water on public facilities should be addressed.

Thank you for sending the Notice of Preparation of the EIR to the District and giving us the opportunity to submit comments. Please contact me at 707-448-6847, extension 32 if you have questions or comments.

Sincerely,



James S. Daniels
Director of Engineering

cc: Paul Fuchslin

DEPARTMENT OF FISH AND GAME

SACRAMENTO VALLEY AND CENTRAL SIERRA REGION
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
Telephone (916) 358-2900



April 11, 2003

COMMUNITY DEVELOPMENT DEPT.

APR 17 2003

CITY OF VACAVILLE

Mr. Fred Buderer
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

Dear Mr. Buderer:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation of a draft Environmental Impact Report (DEIR) for the Lower Lagoon Valley Project (SCH # 2003032063). The project consists of a plan to develop a residential community with approximately 1,300 homes, a championship style golf course, neighborhood commercial uses, and open space areas. The project area will also include an adjacent business park area, and would include funding for improvements to the existing Lagoon Valley Regional Park.

The proposed Lower Lagoon Valley Project would be located on approximately 729 acres located in the Lower Lagoon Valley area of the City of Vacaville, Solano County.

Wildlife habitat resources consist of a variety of habitats including heavily grazed annual grasslands, agricultural lands, riparian, aquatic, seasonal wetland, and emergent marsh. Significant natural resources of the project include Lagoon Valley Reservoir and an existing population of native Sacramento perch.

We recommend that the DEIR discuss and provide mitigation for the following:

1. The project's impact upon fish and wildlife and their habitat. We are particularly concerned with the project's potential to impact the Lagoon Valley Reservoir. The proposed project may increase sediment and non-point pollution in such a manner as to impact the lake's physical and chemical characteristics. A seasonal or annual increase in sediment and nutrient supplies in Lagoon Valley Reservoir could negatively impact public trust resources in the lake, such as aquatic and terrestrial species, by promoting growth of nuisance aquatic vegetation and degrading water quality. The relationship between the proposed commercial, residential, and golf course projects' storm water quality treatment and the lake should



Mr. Fred Buder
April 11, 2003
Page Two

be thoroughly addressed in the environmental impact report and any identified impact should be fully mitigated.

2. The project's impact upon significant habitat such as wetlands, marshes, and riparian areas. The project should be designed so that impacts to wetlands are avoided. Mitigation should be provided for unavoidable impacts based upon the concept of no net loss of wetland habitat values or acreage.
3. The project's impact to special status species including species which are state and federal listed as threatened or endangered.
4. The project's growth inducing and cumulative impacts upon fish, wildlife, water quality, and vegetative resources.
5. The DEIR should provide an analysis of specific alternatives which reduce impacts to fish, wildlife, water quality, and vegetative resources.
6. The DEIR should contain an evaluation of the proposed projects consistency with the applicable land use plans, such as General Plans, Specific Plans, Watershed Master Plans, Habitat Conservation Plans, Biological Opinions, etc.

The DEIR should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable potentially significant impacts subject to regulation by the DFG under section 1600 et seq. of the Fish and Game Code. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and water courses. Impacts triggering regulation by the DFG under these provisions of the Fish and Game Code typically result from activities that:

- Divert, obstruct, or change the natural flow or the bed, channel, or bank of any river, stream, or lake;
- Use material from a streambed; or
- Result in the disposal or deposition of debris, waste, or other material where it may pass into any river, stream, or lake.

In the event implementation of the proposed project involves such activities, and those activities will result in reasonably foreseeable substantial adverse effects on fish or wildlife, a Lake or Streambed Alteration Agreement (LSAA) will be required by the DFG. Because issuance of a LSAA is subject to review under the California Environmental Quality Act (CEQA), the DEIR should analyze whether the potentially feasible mitigation measures set forth below will avoid or substantially reduce impacts requiring a LSAA from the DFG.

6. Protection and maintenance of the riparian, wetland, stream, or lake systems to ensure a "no-net-loss" of habitat value and acreage. Vegetation removal should not exceed the minimum necessary to complete operations.
7. Provisions for the protection of fish and wildlife resources at risk that consider various life stages, maintain migration, and dispersal corridors, and protect essential breeding (i.e., spawning, nesting) habitats.
8. Delineation of buffers along streams and wetlands to provide adequate protection to the aquatic resource. No grading or construction activities should be allowed within these buffers.
9. Placement of construction materials, spoils, or fill, so that they cannot be washed into a stream or lake.
10. Prevention of downstream sedimentation and pollution. Provisions may include but not be limited to oil/grit separators, detention ponds, buffering filter strips, silt barriers, etc., to prevent downstream sedimentation and pollution.
11. Restoration plans must include performance standards such as the types of vegetation to be used, the timing of implementation, and contingency plans if the replanting is not successful. Restoration of disturbed areas should utilize native vegetation.

Finally, in the event implementation of the proposed project will involve activities and impacts requiring a LSAA, please contact the Sacramento Valley-Central Sierra Region for a notification packet and fee schedule for a LSAA at (916) 358-2929.

This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and

Mr. Fred Buder
April 11, 2003
Page Four

Mr. Fred Buder
April 11, 2003
Page Four

Game Code Section 711.4 is necessary. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency.

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Mr. Michael Healey, Associate Fishery Biologist, telephone (916) 358-4334.

Sincerely,



For Larry L. Eng, PhD
Deputy Regional Manager

cc: Michael Healey
Department of Fish and Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

SUBJECT: Proposed Lagoon Valley Canine and Equestrian Park

TO: City of Vacaville

FROM: Ranchohotel Horse Center

The Ranchohotel Horse Center is requesting that the City of Vacaville include a 12-acre Canine and Equestrian Park as part of the future planned development of Lower Lagoon Valley.

We would like to identify a 15.69 acre site parcel No. 128-020-110, which lies on the southern boundary of the Ranchohotel and extends from Lagoon Valley Park west to Interstate 80. I have spoken to Todd J. Wright of Woodley, Wright & Lynn, the owner's of this property, who are open to selling this site as is, undeveloped.

In January of this year I met with Curt Johansen of TRIAD to discuss taking this 15-acre site out of the proposed Office Business Park and to become part of the current Lagoon Valley Park. Mr. Johansen was very positive and supportive of having a Canine and Equestrian Park in Lagoon Valley.

It is our intent to raise private funds to purchase this parcel. Currently, we have over \$12,000 in pledges toward purchasing this property. The Solano Community Foundation (a non-profit organization) has agreed to handle the finances of this project. The Ranchohotel will manage the Fund raising while the Solano Community Foundation will set up a Trust Fund specifically for the purchase of this property.

This Canine and Equestrian Park would include a 300 ft. x 300 ft riding arena for horses, a 200 – 300 ft x 400 ft (3-4 acres) off-leash dog area, a cross country hunter coarse for horses and an obstacle training course for dogs.

We intend to purchase the property, build the amenities and then turn the property over to the City of Vacaville to become part of Lagoon Valley Park. At that time, we would work out a maintenance agreement with the Parks Dept. to maintain the site.

Access to this site would be through the current park by foot only. We would charge an annual user fee to bring a dog or horse to the site. This fee would be used to maintain the site. No charge would be required for anyone without a dog or horse. Anyone who donates \$500 or more to help purchase this property would have a lifetime membership for use of the park.

In February of this year, I meet with Linda Celestry and Kerry Walker of Community Services, Rollie Simons of Parks Maintenance and Brett Johnson of the Vacaville Community Services Committee to discuss this project. Everyone agreed that this was a worthwhile project, which should be given serious consideration by the City of Vacaville.



Delbert L. Berg, Manager Ranchohotel (707) 448-6427

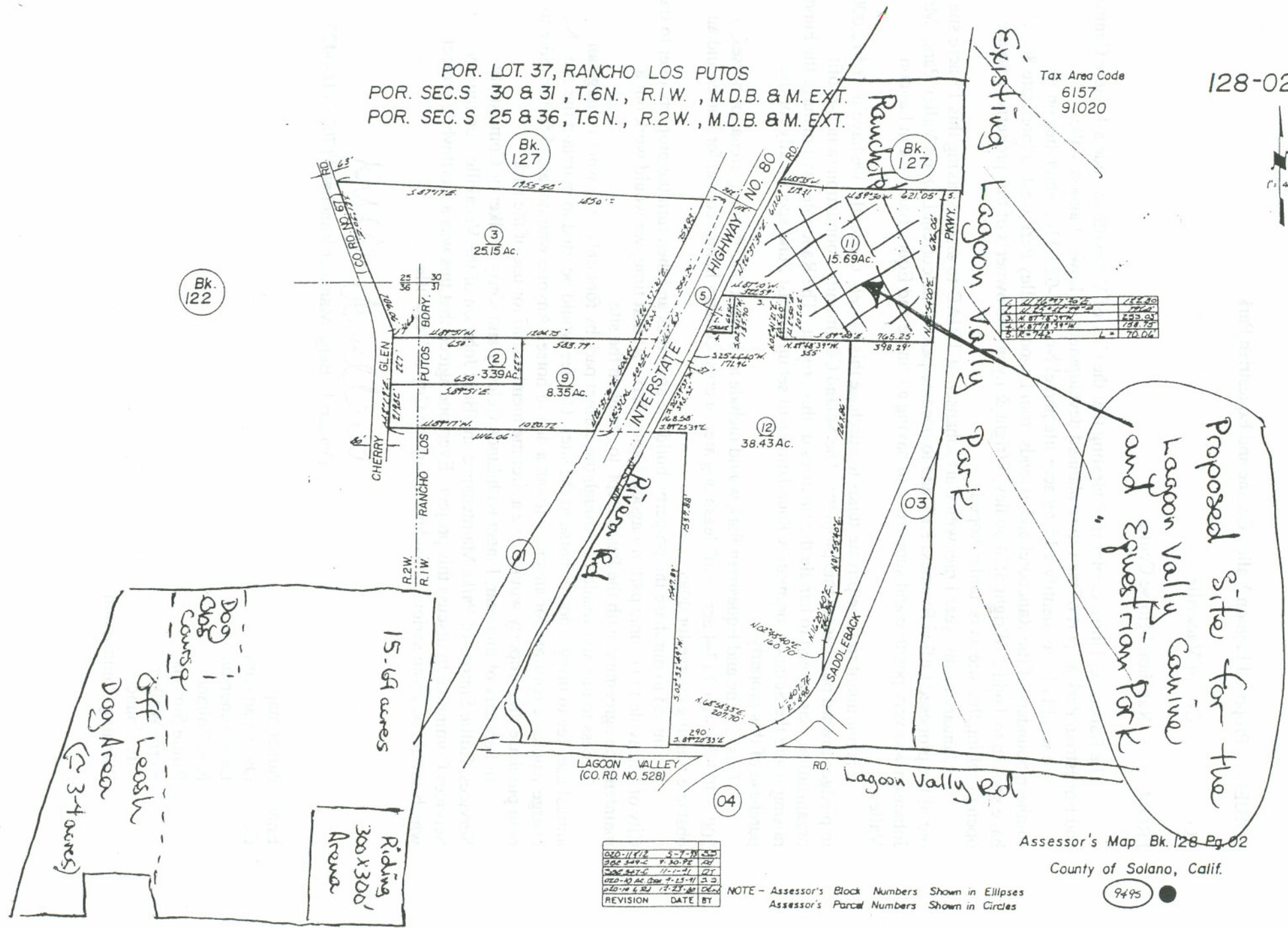
Encl: Parcel map
Cc: Dave Van Kirk
Larry Emerson
Ron Rolland
Rollie Simons
Kerry Walker
City Council
Planning Commission

POR. LOT 37, RANCHO LOS PUTOS
 POR. SEC. S 30 & 31, T.6N., R.1W., M.D.B. & M. EXT.
 POR. SEC. S 25 & 36, T.6N., R.2W., M.D.B. & M. EXT.

Tax Area Code
 6157
 91020

128-02

1" = 400'



1	11 11 47 70 1/2	122.80
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REVISION	DATE	BY
020-11-12	5-7-78	205
022-34-2	7-30-78	127
026-34-5	11-1-79	127
028-40-2	5-15-81	133
029-18-6-2	7-23-80	127

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 128 Pg. 02

County of Solano, Calif.

9495

California Native Plant Society

March 17, 2003

To the Vacaville City Council

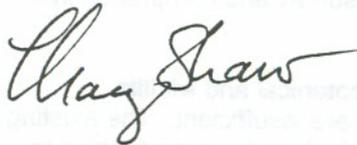
The California Native Plant Society (CNPS) would like to strongly recommend that the Vacaville Planning Commission, the Vacaville City Council and the owner and developer of the Lagoon Valley property, ensure the appropriate implementation of thorough biological surveys and assessments, which will accurately reflect the ecological and historical importance of the area. These surveys and assessments need to be part of the planned Environmental Impact Report.

Lagoon Valley may contain remnant and rare native grassland communities, containing *Leymus triticoides* Alliance (or Creeping Wildrye Alliance) and *Nassella pulchra* Alliance (or Purple Needlegrass Alliance), as well as riparian habitats, such as Great Valley Riparian Woodlands and associated seasonal wetlands. In addition Lagoon Valley is a transitional California floristic zone, which separates the Central Valley from the Coast Ranges. Natural plant communities in this area may contain existing sensitive and locally rare natural plant communities. Scientific evaluation of botanical resources, wetland resources and associated wildlife species and wildlife corridors must be included in the scope of potential impacts to this area due to the existing interdependencies between wetlands, wildlife, natural plant communities, and specific native flora.

Any suitable habitat for rare and endangered plant and animal species needs to be identified. Current existing populations of rare and endangered species must be identified and plans for the protection and reestablishment of extant populations and associated wildlife corridors must be included in an Environmental Impact Report.

Appropriate attention to both the botanical and wildlife resources that may exist in this area is imperative.

Sincerely,



Mary Shaw, Chapter Representative
CNPS Willis L. Jepson Chapter
Solano County



Dedicated to the preservation of California native flora



California Native Plant Society

February 10, 2003

To the Vacaville City Council:

The California Native Plant Society (CNPS) is critically concerned about development plans for Lagoon Valley. Before a General Plan Amendment is initiated or any planning decisions are made, current biological surveys and assessment need to occur that reflect the ecological and historical importance of this area.

Lagoon Valley is significant in that it may contain remnant and rare native grassland communities, Great Valley riparian woodlands, associated seasonal wetlands and vernal pool species. In addition Lagoon Valley is significant in that it is a transitional California floristic zone, which separates the Central Valley from the Coast Ranges. Natural plant communities in this area may contain existing sensitive and locally rare natural plant communities. Scientific evaluation of botanical resources, associated wildlife species and wildlife corridors must be included in the scope of potential impacts to this area due to the existing interdependencies between wildlife, natural plant communities and specific native flora.

In addition Lagoon Valley has historical significance. Vacaville son Willis Linn Jepson spent his youth cataloging the plants of the southwestern Sacramento Valley and adjacent mountains and wetlands. His botanical investigations in Lagoon Valley (the Araquipas) provide us with the opportunity to investigate the area for significant species based on historic accounts, which could be utilized to develop comparative floristic data. It is important to note that Willis Linn Jepson was a pioneer in California floristics and was the first person to receive a doctorate in botany from the University of California. He founded the California Botanical Society in 1915 and helped establish the Save-the-Redwoods League and the Sierra Club. In 1925, Jepson published the seminal text for identification of California flora, *Manual of the Flowering Plants of California*. His estate endowed the University of California Jepson Herbarium and Library to continue botanical research and to expand public knowledge specific to California flora. It is therefore extremely important that we identify any remaining natural plant communities and native flora in Lagoon Valley. The beauty and biological diversity of Lagoon Valley inspired Jepson to become a botanist and devote his life to the identification and study of California flora. It would be unfortunate and sadly ironic if this area were lost to development without a thorough survey and comprehensive assessment.

We believe the City of Vacaville needs to be more attentive to both botanical and wildlife resources that may exist in this area. Lagoon Valley floristic surveys are insufficient. The existing EIR is ten years old, inadequate and largely obsolete. CNPS will be looking for opportunities to expand our awareness of existing flora and natural plant communities in Lagoon Valley by being included in any assessment activities such as site visits and surveys. It is imperative that we don't lose these resources, particularly since so much has already been lost to agriculture and development not only in Solano County but also throughout California.

Sincerely,



Mary Shaw
Chapter Representative
California Native Plant Society—Willis L. Jepson Chapter
707-747-5481
plantbass@yahoo.com



MAR 18 2003
March 12, 2003
CITY OF VACAVILLE

Vacaville City Council

Dear Council Members,

I recently received a notice concerning Lower Lagoon Valley development. It stated that my right to raise issues over the proposed development may be limited if I do not raise those issues now. How can I even know what issues will be of true concern when the EIR has not been completed? However, in an effort to at least get a foot in the door here are some of my concerns.

Traffic: How will the increase of traffic on I-80 be handled? Where will the money come from to widen the freeway? Yes, I heard the 70% less traffic than the 10 year old plans, but that was at levels of 10 years ago and still leaves a large, absolute increase in daily trips.

Water: While the city recently obtained 9,000 acre feet of additional rights, these rights are subject to Term 91 limits and probably won't be available during the next drought. The last drought saw Vacaville lose 80% of its NBA allocation. The city has grown immensely since this drought and it thus has a much larger baseline or minimum use need. Vacaville's assured supply is far below that which is needed for a city of 100,000 to 120,000 population. Planning should be based on at least a 10 year drought, not the five years of storage in Lake Berryessa. The EIR should look at the city as a whole and really figure out the minimum water consumption during a prolonged drought versus prolonged drought availability.

Golf Course: The proposal lists a golf course. Golf courses use great quantities of water, fertilizer and chemicals for pest and weed control. As referenced below, runoff is a big concern of the coming HCP. Furthermore, of the 160 acres listed to be covered by the golf course, 43 seem to be on land already belonging to the public. Are we giving up public hillside open space for a private golf course?

Public Service: Neither the police, fire department or school district wish to build stations/schools to serve this remote area. It will perpetually be very costly to provide these services in the valley. This either raises costs for the entire city or really raises costs for the homeowners in the proposed development. That affects affordable housing. If no school is built, the VUSD preferred solution, busing will have to be done. This adds to the traffic load on I-80.

Urban runoff: Vacaville is currently an applicant under the developing HCP. Numerous references in the draft HCP papers list urban runoff as one of the HCP's biggest problems. Surely commercial development and 1300 homes in the valley will increase runoff. The HCP draft Stream and Riparian Habitats paper lists Laguna creek for special attention. "Developments that cover an area greater than 10 acres shall hold water in detention for a minimum of 12-24 hours for discharges that exceed the pre-project level two-year average 24 hour storm event discharge." draft pg. 6 The holding area just completed on city open space already overflowed this last December. Just where are these areas on the developers' plans and where is the guarantee they will work? The present one does not. Additionally, the HCP states the best filters for runoff are wetlands. The puny areas depicted on present plans will not slow the flow nearly enough or filter it well enough. They need to be greatly expanded. The draft plan also calls for 200' set backs from all streams. I don't see that in the present design

Vernal pools: The Soils Service soils survey map shows two areas of vernal pool type soil in Lower Lagoon Valley. One area is west of the lagoon extending about to the old gliderport runway. Aerial photos in the HCP database show this area to also be wetland and to have water pools. This area must be considered vernal pool habitat and , therefore, likely requires preservation and mitigation. The other area is south of the existing freeway access road and requires more study to determine its status.

Corridors: The HCP lists as one of its goals the establishment of corridors linking preserves of special species. Just to the south of the hills ringing Lagoon Valley, Fairfield has preserved areas for special species. The hills themselves are already open space. Keeping the valley as it is would make an ideal corridor from the Fairfield areas all the way to the hills north of I-80. The HCP consultant states that "the natural geographic setting in Solano County provides for major corridors and mitigation activities could be directed towards enhancing those corridors." Mr. Steve Foreman specifically mentioned Lagoon Valley as one of these corridors.

HCP/NCCP Species: The HCP/NCCP currently envisions 80-some species, Lagoon Valley should be checked against each, but particularly for elderberry beetle (there are bushes in Pena Adode park), red-legged frog and the previously mentioned vernal pool species..

Jobs/Housing: Vacaville has worked for years to not be a bedroom community. 1300 new homes with a small commercial area is not going to help this jobs housing imbalance. It will add to the flow of job commuters already plaguing I-80. Ron Roland has stated that on average each housing unit is a net revenue loss of \$200 per year to the city. Let's not put ourselves further behind the revenue 8 ball.

Thank you for your time and consideration.

Horace Whitman

Horace Whitman

March 18, 2003

City of Vacaville
Planning Commission
Vacaville, CA 95688

Environmental Impact of Proposed Development of Lagoon Valley

I am here to urge the representatives of Triad Communities to read and carefully consider the findings of the very comprehensive 1990 Environmental Impact Report. This review was considering development with a much smaller project of 130 single family homes along with a golf course, retail commercial and a medical facility. This report had a great number of findings, some of which could be mitigated and some that could not be mitigated. An earthquake fault known as the Lagoon Valley Fault crosses the proposed site an unknown seismic and geologic hazard for landslides, slope stability, and potential for liquefaction. Whether or not this is an active fault has not yet been determined as further subsurface exploration will need to be undertaken. Even if it is not, this may present serious problems for insurance liability.

Other topics covered by the older report include impacts on water supply, sewage disposal, traffic, drainage, vernal pools and too many other items to be included in this letter. **Therefore the new EIR should include all the topics covered in the 1990 report updated to the new housing and commercial projections and the subsurface exploration of that earthquake fault.**

In addition, I would like an analysis of the cumulative impact of the development of Lagoon Valley, South Town and Reynold's ranch. It appears to me that high-end housing is being developed at the expense of new developments in the middle price range. There is already a demonstrated need for starter homes and senior housing that takes into consideration that not everyone wants or is able to rely on auto transportation. I would hope that all the new proposed developments will have inclusionary housing including modestly priced apartments and condominiums. Today's Sacramento Bee confirms that the City of Sacramento recognizes the region-wide need and is starting to address it in the Natomas area.

Finally, if any public land is to be included in the Lagoon Valley project, it should be made clear how many acres we would be losing to development. According to a recent letter to the Reporter, 43 acres will be on land already belonging to the public.

Thank you for your attention,



Ellen Tucker
368 Clarescastle Way
Vacaville CA 95688
447-0430

EIR Project Manager

Dear Fred,

March 27, 2003

I'm submitting written comments on the proposed scope of the EIR for the Lower Lagoon Valley Project: **Visual and aesthetic resources** are the most important considerations. Although all of us see things in different ways, some things are essential in creating beauty we will all appreciate. Here is a list of those things that I feel will add to the beauty of the area.

NEIGHBORHOODS:

1. Large houses should be on large lots. Small houses should be on small lots.
2. Open fencing creates the illusion of more space. It allows the eye to be drawn to the architecture and landscaping. Also, a natural landscape is created because people will plant shrubs, trees, and vines for privacy. And if the open fencing is wrought iron for example, instead of deteriorating wood fences, it will last for many years to come enhancing the beauty and value of the area.
3. Driveways entering from the backyard are essential. It allows for strolls down landscaped sidewalks without seeing garage doors and cars lining the street. Also, it allows for narrower streets because cars will be parked in the rear. This makes for quaint, closer communities such as Victoria Harbor in Suisun.
4. Houses should not be crammed into a corner of a division with the only purpose being to squeeze in one more house. An example of this is across from the prison. The houses in the corner have front doors that face the neighbor's side house.

THE BUSINESS PARK:

This will end up either a disaster or an absolute enticing area that draws people to our city. Here are some suggestions to create a desirable area that everyone will love and appreciate:

1. Architecture will be EVERYTHING! We have a tendency in Vacaville to put brick on everything! Brick is great, but when the paint on the building and the roof color does not complement it, it looks horrible! So, be sure that the color scheme on buildings is appropriate.

And as far as design is concerned, we need to make the area nostalgic. The architecture should be intriguing... Like Fairfield's Mimi's Restaurant and the restaurant behind it for example. Or something resembling Old Sacramento would do. It needs to be an area in which people driving by can't resist pulling over and visiting. It would be great if the parking were off to the side and then people walked to the shops. Cobblestone or brick sidewalks could connect all the stores. There could be a path leading to a view of the lake with an area to sit and visit and enjoy the food and drinks of a shop.

I heard there might be plans for a laundry mat! Not in Lagoon Valley! Every home there, including the townhouses, should have laundry hookups in each home. This can't end up being a boring strip mall business park with no appeal!

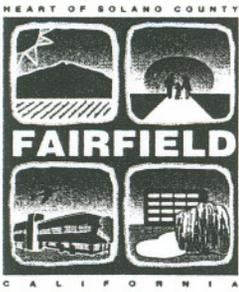
2. The view of the lake from the freeway should be more than a "Damn, you missed it!" glance. Also, netting to catch golf balls should not be seen at all. This is the entrance to our city. Let's create a grand entrance! We do not want the best sight in Lagoon Valley to be the beautiful Downtown Vacaville sign.

Thank you for your consideration in these matters,
Linda L. Jacobs
52 Vine Street/707-452-0505

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APR 11 2003

CITY OF VACAVILLE
PLANNING DIVISION



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

DEPARTMENT OF PLANNING AND DEVELOPMENT

Home of
Travis Air Force Base April 3, 2003

COUNCIL

- Mayor
Karin MacMillan
707.428.7395
- Vice-Mayor
Harry T. Price
707.429.6298
- Councilmembers
707.429.6298
- Jack Batson
- John English
- Marilyn Farley
-
- City Manager
Kevin O'Rourke
707.428.7400
-
- City Attorney
Greg Stepanicich
707.428.7419
-
- City Clerk
Gina Merrell
707.428.7384
-
- City Treasurer
Oscar G. Reyes, Jr.
707.428.7497

Fred Buderl
EIR Project Manager
City of Vacaville Planning Division
650 Merchant Street
Vacaville, CA 95688

Re: Lagoon Valley EIR Scope of Work

Dear Mr. Buderl:

Thank you for the opportunity to comment on the Scope of Work for the Lagoon Valley EIR. In general, it appears that the EIR will potentially address many of the issues that may impact the City of Fairfield.

However, we would urge the City of Vacaville to include an analysis of potential traffic impacts at the Interstate 80/North Texas Street interchange, both as currently configured and with the planned reconfiguration of the interchange with Manuel Campos Parkway.

In addition, under "Land Use Compatibility," the EIR should address potential impacts on the Vacaville-Fairfield-Solano Greenbelt.

Should you have any questions about these recommendations, please feel free to call me at 428.7446.

Sincerely,

BRIAN MILLER
Associate Planner

BKM:ccs

cc: Morrie Barr
Sean Quinn
Eve Somjen

COMMUNITY DEVELOPMENT DEPT.

APR - 7 2003

CITY OF VACAVILLE

DEPARTMENTS

- Community Services
707.428.7465
-
- Finance
707.428.7496
-
- Fire
707.428.7375
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- Human Resources
707.428.7394
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- Planning & Development
707.428.7461
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- Police
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NATIONAL GRANT SERVICES

COMMUNITY DEVELOPMENT DEPT.

APR - 7 2003

CITY OF VACAVILLE

April 4, 2003

To: Fred Buderer – EIR Project manager - City of Vacaville
From: Duke Foster – National Grant Services – Project Coordinator /
Lagoon Valley Lake – Watershed Restoration
Subject: Comments regarding Triad Communities development within
Lagoon Valley

1. It is critical that no drainage, seepage or any water enters the Lagoon Valley Lake from the proposed 'Development Area'.
2. It is critical that no drainage, seepage or any water enters the drainage areas within the regional park boundaries from the proposed 'Development Area'.

The only exception to the above would be water that has undergone treatment for purification. The treated water must have no trace elements, considered by the State of California Regional Water Quality Control Board, that would have detrimental impacts to flora and fauna of the area and down stream.

3. Dredging of the lake is an excellent idea BUT it must be engineered and designed with input and approval from the State of California Department of Fish and Game and other interested state and federal agencies.
4. It has been determined that wetlands be incorporated with lake restoration. The extent of wetlands is to be determined. Permits must be obtained prior to any lake restoration work. The permit process involves such agencies as the Army Corp of Engineers, U.S Fish and Wildlife Service, California Department of Fish and Game, State Water Quality Control Board, Wildlife Conservation Board and other agencies unidentified at this writing.

In conclusion, I feel we can all work together to accomplish common goals but the Lagoon Valley Lake and Watershed must not only be restored but must be protected from influences detrimental to its environmental health.

Sincerely,


Duke Foster

April 8, 2003

COMMUNITY DEVELOPMENT DEPT.

APR 10 2003

CITY OF VACAVILLE

Fred Buderl
EIR Project Manager
City of Vacaville Planning Division
650 Merchant Street
Vacaville, CA 96688

Dear Mr. Buderl:

This letter is written in reference to the EIR that is being prepared for Lower Lagoon Valley Project (03-003). We are the owners of three parcels of property that is directly across the freeway from this proposed development. The parcel numbers are: AP#128-010-01, AP#128-010-02, and AP#128-020-09, respectively.

We would like to be informed about every aspect in which this development will affect our property.

Sincerely,

Cynthia D. Pierson

EDWARD C. PIERSON

Cynthia D. Pierson
Edward C. Pierson
P.O. Box 16
Camino, CA 95709

April 10, 2003

Fred Buderi
City Planning Division
650 Merchant Street
Vacaville, CA 95688

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APR 11 2003

CITY OF VACAVILLE
PLANNING DIVISION

Dear Mr. Buderi:

This is to comment on the proposed development in Lagoon Valley on 840 acres south of I-80.

I have been hiking in the hills of Lagoon Valley for nearly four years. As a Marriage and Family Therapist intern, I am fully aware of the psychological benefits of open spaces. In my view, this development would have unacceptable negative impacts upon the cultural resources, the natural resources, and the aesthetics of Lagoon Valley. It would also irrevocably deprive future generations of a precious natural heritage.

In 21st century California, open, natural spaces near suburban areas are fast becoming a rare commodity. There will come a time when those jurisdictions far-sighted enough to protect their natural resources will enjoy a comparatively higher quality of life, not to mention higher property values, than their short-sighted neighbors. The City of Vacaville is naturally blessed with the presence of Lagoon Valley, which by itself, provides many more benefits than would be realized by development.

A search on the Internet for the economic benefits of open space near suburban areas resulted in over 9,000 web matches. Jurisdictions around the nation seem to agree that the economic benefits of preserving open, parklands are substantial. An example is the East Bay Parks District, which states, "Property values, agricultural production, "user utility" and replacement value of parklands are some of the most easily quantified" of the economic considerations of parklands.

The psychological benefits of uncluttered open space near suburban areas are coming under increasingly serious consideration as open spaces diminish, and the need for a mentally healthy population increases. A search on the Internet yielded 445 web matches in this category. Developing Lagoon Valley would essentially detract from those very qualities that make it an important psychological resource for people locally and regionally.

The cultural resources of Lagoon Valley need to be assessed carefully and accurately. In 1877, the U.S. Government published the Tribes of California, which was authored by Stephen Powers. Mr. Powers, acknowledged as an astute observer, traveled through California at a time when tribal members and others still retained native cultural and geographical knowledge. Pages 218 through 228 of the publication are devoted to the Patwin. On page 219, Powers states, "The various tribes were distributed as follows: In Napa Valley the Napa; on the bay named after them the Su-i-sun', whose celebrated chief

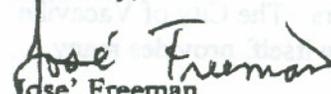
was Solano. In Lagoon Valley were the Ma-lak'-ka; on Ulatus Creek and about Vacaville the Ol-u-la'-to; on Puta Creek at the foothills the Li-wai'-to."

If Powers' evidence, and local history, is correct, a Native American tribal group lived in Lagoon Valley. This needs to be thoroughly investigated. A primary reason for doing so would be the likely presence of human remains that would have been associated with the village. The area proposed for the development would have probably been a good spot for such a village.

After each of the economic, social, physical and psychological benefits to preserving Lagoon Valley are considered, however, the most important question remains to be answered. That is, how will those of you who are in charge today, leave this precious, beautiful and increasingly rare natural heritage? Will the grandchildren of our grandchildren be able to enjoy the result of far-sighted thinking that demanded the courage to act on their behalf by protecting their precious legacy? Or, will they inherit a suburban/urban area that merges from one to the next, distinguishable only by signs on the freeway?

Thank you for your attention to this matter.

Sincerely,


Jose Freeman
15200 County Rd. 96B
Woodland. CA 95695

Cc: Assemblywoman Lois Wolk
Vacaville Reporter

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APR 11 2003

April 10, 2003

CITY OF VACAVILLE
PLANNING DIVISION

Tom Reyes
304 Beelard Drive
Vacaville, California 95687

Mr. Fred Buderer, EIR Project Manager
City of Vacaville, Planning Division
Community Development
650 Merchant Street
Vacaville, CA 95688

Comments Regarding Scope of EIR
Lower Lagoon Valley Development

As a concerned resident of the City of Vacaville, I herein submit the comments below that pertain to items that should be incorporated into the scope of the Environmental Impact Report for the proposed Lower Lagoon Valley Development project.

Air Impacts

The current scope of the EIR does not include an analysis to determine the impact of household emissions from wood burning stoves or fireplaces. Because the project proposes "upscale housing", prospective buyers would expect such housing to come furnished with fireplaces or possibly wood burning stoves. In either case, emissions from such amenities would increase during winter months causing air quality in the neighboring park to be significantly degraded. This problem would likely be exacerbated by the atmospheric conditions and geographic characteristics of the valley and surrounding hills.

In addition, due to the expected high cost of the housing for the proposed development, few if any jobs in Vacaville would provide sufficient income to purchase a home in the proposed development. Consequently, most residents of the proposed development would likely be employed by bay area companies that pay sufficiently high wages to support the cost of a mortgage payments for such homes. Consequently, the development will likely have an above average number of bay area commuters. This will lead to significant emissions from vehicles in the morning hours when automobile engines are started and produce the highest levels of CO and unburned hydrocarbons emissions.

Recommendation regarding Air Impacts

The EIR should include in the project scope, an analysis to determine the potential impact of emissions from both stationary sources (i.e. fireplaces, wood burning stoves) as well as vehicle emissions. Atmospheric modeling would need to be included as part of this analysis to determine the impact of such emissions during various weather conditions and to evaluate the impact to the general public when using the neighboring Lagoon Valley park for recreational use. The analysis should also include a determination of the impact to locally sensitive environmental receptors. If the analysis identifies an impact, then appropriate mitigation measures would need to be proposed.