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City of Vacaville  
Vacaville, CA 95688  
FAX: 707-449-5423

COMMUNITY DEVELOPMENT DEPT.

APR 15 2003

CITY OF VACAVILLE

April 14, 2003

Mr. Buderl,

In order to make sure that my comments were received before Friday's deadline, I faxed those comments to you. Here are the comments printed in a cleaner hard-copy. If it is appropriate and convenient, please consider substituting this copy for the copy that you acknowledged receiving on April 11.

Thank you,

James D. DeKloe  
Professor of Biological Sciences  
Solano College  
4000 Suisun Valley Road  
Fairfield, CA 94534



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By FAX

April 14, 2003

Mr. Buderl,

Thank you for the opportunity to comment on the Notice of Preparation for the Environmental Impact Report for the recently proposed development in Vacaville's Lagoon Valley. As you know, this is a controversial project and I believe that a well-prepared EIR will go a long way to addressing the issues involved and providing the Vacaville City Council with the information that they will require to weigh the potential impacts with the potential benefits. Unfortunately, many of the Environmental Impact Reports, Mitigated Negative Declarations, and Negative Declarations that I have read recently seemed to be more interested in fulfilling the minimum legal requirement of the California Environmental Quality Act rather than honestly assessing the environmental impacts of a proposed project. I hope that these comments will aid the Lead Agency and their consultants in their preparation of a high quality analysis.

#### General Comments

First, I must complement the Vacaville City Council and Planning Division for recognizing that the EIR prepared for a past project in Lagoon Valley in the late 1980's was too old to fulfill the requirements of CEQA for this new project. At the same time, I am surprised at the timing of this proposal since the General Plan and the accompanying EIR are just as old. The new emphasis of the California Environmental Quality Act is "tiering," and it is certain that a new EIR that is coupled to the old General Plan EIR does not follow this requirement. The old General Plan EIR was written before a whole series of reforms of CEQA that the state legislature passed in the 1990's; it is an old document.

It is my understanding that the City of Vacaville is contemplating updating their General Plan in the near future; why didn't this project wait until after the completion of the new General Plan? In that way, the project could fit into a comprehensive analysis that included the cumulative impacts of all of the current and proposed projects occurring in the City of Vacaville; and the degree of development in the City of Vacaville in the last decade has been, frankly, shocking.

The degradation of California's environment usually does not occur in giant steps. It occurs systematically in a slowly progressing series of small steps, project by project. It's for this reason that the legislature has emphasized the tiering concept that contributes comprehensive planning that incorporates large areas into the public planning discussion. This clearly will not happen if this EIR precedes the new General Plan; why not wait until after that document is finished? This proposed project, because it is primarily residential and because it is separated from the City center by distance and geographical features, will place a great strain on the infrastructure. A comprehensive analysis would answer the question of whether the City of Vacaville have the capability of providing sufficient schools, police, fire services and other services to this area. Tiering will answer the question of cumulative impacts that are at the heart of the legislature's intended approach to analysis. What effect does the fact that this EIR has not waited for the new General Plan EIR have on the confidence that we have in the assessments that it will pursue?

#### Biological Resources

Again, the timing of this proposal is unfortunate for the assessment of the impact of this project on biological resources. The Solano Irrigation District is serving as the lead agency on a Natural Communities Conservation Plan that has brought all of the stakeholders together to draft a comprehensive plan. How will this EIR fit with that effort? Will the mitigation plan incorporate the standards of mitigation decided by that effort? It is my understanding that they will probably adopt the appropriate standard that the destruction of high quality wetlands be mitigated at a 9:1 ratio, with lower quality wetlands slightly less but much higher than the 2:1 ratio that some cities try to get away with. Will the City comply with that standard?

It is my hope that the consultants brought in for this section of the EIR will do field surveys rather than the "armchair biology" shortcuts that you sometimes see on EIRs. In some EIRs, usually the smaller ones, I see the consultant on the Biological Resources section of the EIR merely access the data banks compiled by the California Native Plant Society and other non-profit or governmental groups. They never leave their office. A true assessment of the impact of this proposal on the biological resources of the area requires field studies. And the last statement uses the plural "studies" for a reason; a true assessment would require a survey in several seasons. Of course, the most important survey will be a spring survey when flowering plants are evident. The lake in the center

of lagoon valley has taken on vernal pool character on several of its edges. These areas should be surveyed for plants that have special status under the California Endangered Species Act. Will several field surveys that incorporate several seasons be performed?

Likewise I sometimes see that a wetlands delineation is made in the office by examination of aerial photographs. Because of the potential for vernal pools that are difficult to assess in this way, I would like to see a field delineation for wetlands; of course, this must be done in the wet season when their full extent can be honestly appraised. Will a field delineation be performed?

For years there has been a mating pair of Swainson's Hawks at the golf course affiliated with Travis Air Force Base that I believe places this project squarely within the foraging habitat of the hawks. What is the plan to mitigate for the loss of this habitat?

Golden Eagles often forage in this area. Is there any provision to mitigate for the loss of their foraging habitat?

I always wonder about the effect of introducing house cats (which studies demonstrate to make a major impact on wetland species) into an area which currently has none. How many cats will be introduced and what will be their impact?

Again, it is my hope that this EIR will not push the boundaries of CEQA requirements in the way that sometimes see. A detailed mitigation plan for habitat loss and wetlands destruction must be presented as part of the EIR; you sometimes see statements like "a mitigation plan will be prepared later;" it is my understanding that this violates CEQA as interpreted by the Courts in case law. In the EIR I would like to make comments on the plans to mitigate the loss of habitat of special status species and to mitigate the loss of wetlands. If these plans have not been detailed, then no one can comment on them and the lead agency cannot make a determination of their sufficiency. For both the habitat mitigation and the wetlands mitigation, what are the mitigation ratios? What program will be instituted to monitor the progress of these mitigation measures?

After all, this will take a relatively pristine area (although I recognize that there is no special status for non-native grassland) and will convert a significant portion of it to urban use. This conversion will entirely transform the effected forever; the flora and fauna of a golf course, although it is sometimes (inappropriately) classified as "open space," has very little value as wildlife habitat (although the owls of the area might hunt rodents there.) The impact of this conversion to urban space on the biological resources should receive a true assessment.

#### Visual Resources

The impact of urbanization on visual resources certainly comprises an unmitigated negative environmental impact; some EIRs miss this.

## Air Resources

It has been a topic of great discussion in Solano County that Vacaville, through its affiliation with its regional Air Quality Management Board, resides in an area with poor enough air quality to be included under the groups of laws designated "Smog II." Since the project proposes residential development far from any employment areas, it is certain that every household will commute. This type of upscale housing development built at the fringes of a city should maximize the amount of air pollutants generated since it will be unlikely that public transportation will service the area. I have been distressed by EIRs that exaggerate the estimates of carpooling occurring. What will be the air quality impacts when you assume no carpooling and no public transportation? These assumptions will likely be closer to the truth.

Will these houses have fireplaces? I have read that fireplaces, even EPA approved fireplaces, generate so much PM10 pollution that they are absolutely inappropriate in an urban area such as this. Will fireplaces be included and what will be their impact?

This area will not have any services like supermarkets, department stores, etc. and I don't believe that there will be much prospect of residents using frontage roads which means that every trip will involve a trip on Interstate 80. This seems to maximize the impact of this development on air quality; what will be the impact?

## Population and Housing

In the earlier proposals for the development of Lagoon Valley, extensive employment centers were proposed. Many of the jobs-generating projects of these earlier proposals have been replaced by residential. How does this effect the jobs/housing balance and the ABAG numbers of the City of Vacaville?

## Police, Fire, and Schools

What will be the impact of the addition of a major residential center far from the center of town on the services provided top these new residents?

What will the response time be from the nearest fire station and does this response time exceed the standard set by the City of Vacaville?

I'm sure that the impact of the addition of new houses on schools will be assessed. Will the addition of these new students cause short-term or mid-term overcrowding in the local schools, especially the high schools? How will the developer pay the share of the cost of building new schools. What is the prospect of the Vacaville Unified School District, currently in fiscal crisis, affording the impact of these new students. This proposal consciously takes land that in the past was reserved for job-generating industrial

growth and converts it to service-requiring residential. This is problematic since residential that have been proposed projects can always be built but attracting industrial residents is always "iffy." Can the City affect transitions like this and continue to keep services at the same level. What will be the impact on services?

### Water and Sewage

Here is a section where the EIR should place the analysis of the impact of this project in the context of the plans for the city as a whole. This EIR should analyze the impact of all growth proposals in Vacaville. Does Vacaville have the water to support all of the growth that it plans? In addition, in the past Vacaville followed the philosophy of reserving quite a bit of water for industrial applications by denying some residential proposals. The biotechnology industry that Vacaville would like to support is especially water intensive. If this project and the others that have been proposed by the current General Plan and since get built, will there be enough water? These proposals usually assume new water sources. What if there aren't new water sources?

### Circulation

The Achilles' heel of this project will be the provision of an additional offramp from Interstate 80 to the lower Lagoon Valley area. Will the cost of this offramp prohibit it ever from being built? I have seen EIRs hand-wave this by saying "the developer will pay the fair-share of traffic improvements;" that isn't good enough, of course. What are the improvements that will be put in to mitigate the increased traffic AND what costs of the improvements and what are the prospects that these will ever be realized?"

This project proposal seems to be an exact example of what State and Federal transportation agencies are trying to avoid: every resident here will use an interstate highway for local traffic. This area will not have any services like supermarkets, department stores, etc. and I don't believe that there will be much prospect of residents using frontage roads which means that every trip will involve a trip on Interstate 80.

Since Interstate 80 remains at Level of Service F for much of its length through Solano County, won't any addition of traffic to Interstate 80 violate the Vacaville Level of Service standard?

Will the traffic consultants use the 9 trips per day per household standard or since this is distance, will they use a more reasonable higher estimate? I would like to see these standards justified.

## Fiscal Analysis

Although it is not mandatory, it is common practice to include a Fiscal Analysis. There has been significant local debate about "does growth pay for itself?" and "are current residents subsidizing developers and land speculators?" What will be the fiscal impact of this project on the City of Vacaville? What are the proposed property tax revenues and the proposed sales tax revenues versus the cost of provision of services?

Although I am a faculty member of Solano College, these questions are my own and do not necessarily represent the opinions of anyone else at the College.

Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read 'J. DeKloe', with a long horizontal flourish extending to the right.

James D. DeKloe  
Professor of Biological Sciences  
Solano College  
4000 Suisun Valley Road  
Fairfield, CA 94534

## 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 Buderl  
April 11, 2003  
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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 Buderl  
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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,



*Larry L. Eng*

*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

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TREASURER

April 16, 2003

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

COMMUNITY DEVELOPMENT DEPT.

APR 17 2003

CITY OF VACAVILLE

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.

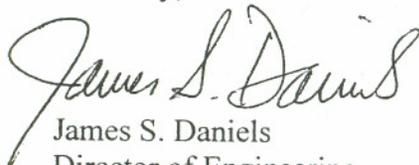
A system to serve raw water must be provided by the development. The District must review and approve any and all changes to the District's facilities affected by the proposed development, and construction of District facilities must be inspected by the District. Fees are payable to the District for 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

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**TECHNICAL APPENDIX C**

General Plan Consistency Review

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# Proposed Lower Lagoon Valley Specific Plan

## General Plan Consistency Review

### CHAPTER 2 - LAND USE ELEMENT

#### AMENDMENTS TO FIGURES:

**General Plan Land Use Map:** Amend for land use layout indicating larger area of Golf Course Residential, showing Business Park between Lagoon Lake and I-80, expanding Public Open Space areas to a larger area between I-80 and the valley floor, designating all lands beyond the existing City limit in the southeast corner of the Specific Plan area as Hillside Agriculture.

**2-2: Specific Plan and Policy Plan Areas:** Amend for revised boundary of the Lower Lagoon Valley Specific Plan area, and to remove the proposed Laguna Hills plan area and incorporate this into the Lower Lagoon Valley area.

#### 2.1 COMMUNITY FORM AND IMAGE

- X 2.1-G 1 Maintain Vacaville as a free-standing community surrounded by foothills, farmland and other open space.
- X 2.1-G 2 Retain ridgelines and hillsides of 25 percent and greater as open space.
- X 2.1-G 3 Establish open space linkages by preserving habitat areas, including natural creek corridors. Use utility easements where possible as open space linkages.  
See Conservation Element, Section 8.1.
- X 2.1-G 5 Design aesthetically pleasing roadways, including a loop street system lined with trees or other appropriate landscaping, that connect Vacaville neighborhoods and serve planned development. Streets alone should not be used to set the outer limits of urbanization.
- X 2.1-G 7 Develop standards for entry points to the city, including landscape design and a coherent signage design.
- X 2.1-G 8 Preserve the predominant single-family residential character of Vacaville while providing other housing opportunities. Protect established neighborhoods from incompatible uses.
- X 2.1-G 9 Preserve scenic features and the feel of a city surrounded by open

space, and preserve view corridors to the hills, and other significant natural areas.

- X**      **2.1-G 10**      Protect the natural environment that the City enjoys and use creeks, hills, utility corridors, viable agricultural lands or other significant natural features wherever appropriate to establish ultimate City boundaries.
- X**      **2.1-I 1**      Continue to implement design guidelines for all development, including residential, commercial and industrial projects and public facilities. Identify and prepare design guidelines for entry points into the City and Downtown.
- X**      **2.1-I 2**      Continue to work through established agreements with the City of Fairfield, City of Dixon, Solano County and Solano Irrigation District and negotiate with other public and private agencies to ensure creation of agricultural zones and open space corridors that will serve as community separators between Vacaville and Fairfield and Vacaville and Dixon.
- X**      **2.1-I 4**      Establish a mechanism whereby new development in City fringe areas may be assessed impact fees or be required to purchase conservation easements to acquire lands designated for protection within community separators or Agricultural Buffers.  
*Community separators and Agricultural Buffers are designated on the General Plan Diagram. The City currently collects a Greenbelt Open Space Development Fee on all new residential projects.*
- X**      **2.1-I 5**      Implement adopted resource protection regulations that establish standards for designated agriculture and hillside agriculture areas and public open space for protection of major ridgelines, creek and riparian corridors, wetlands, and hillsides. Standards for open space management and grading also shall be established.  
*Agriculture and Public Open Space are designated on the General Plan Diagram. These regulations have been be incorporated into the Land Use and Development Code for hillside subdivisions and for development potentially affecting creek corridors, as well as, guidelines for grading, subdivision design, public access to open space and hazard mitigation.*
- X**      **2.1-I 6**      Make public open space more accessible to the public with a linked park and trail system that takes advantage of surrounding open space.  
*The Open Space and Parks and Recreation elements establish the policies for hillside and ridgeline preservation and for a park and trail system for the City. Figure 2-1 shows major ridges and*

*creeks to be preserved, Figure 4-1 shows existing and proposed parks, and Figure 4-2 shows trails designated by the Plan. Parks are also designated on the General Plan Diagram.*

- X**     **2.1-I 8**     Continue to develop a cultural resources program, including visual arts and performing arts.
  
- X**     **2.1-I 11**    Implement provisions of the agriculture hillside district which provide for a maximum density of 1 unit per 20 acres which recognize the limited residential development potential of the land due to its physical characteristics and which provide for a transfer of density to residential land use designations.
  
- X**     **2.1-I 12**    Land use changes and development proposals within the Vacaville planning area shall be consistent with the Nut Tree Airport Land Use Plan and the Travis Airport Land Use Compatibility Plan and are subject to review per the Solano County Airport Land Use Compatibility Review Procedures.  
See also, Transportation Element policies 6.6 – I 2 and 6.6 – I 5; Noise Element policies 10.6 – G 12, Table 10-1 and 10-2. This policy is implemented through the Airport Land Use Compatibility section and Noise related Performance Standard requirements of the City’s Land Use and Development Code.

**Statement of Consistency:** The draft Lower Lagoon Valley Specific Plan supports guiding and implementing policies contained in the City's General Plan as they relate to "Community Form and Image" priorities of the City. The Specific Plan identifies policies and strategies to maintain the Lower Lagoon Valley as a place surrounded by hillside open spaces and to retain and enhance links between open land areas for aesthetic, habitat, and community benefit. The draft Specific Plan incorporates goals and policies that will create a community image, building design and an urban form intended to create a high standard of visual quality.

The plan incorporates detailed design sections for proposed roadways. Community separator lands are respected through the Plan's proposed land use layout and regulations. Financing mechanisms for maintenance are identified as part of the Plan's implementation process. The draft Plan also establishes a standard for protection of creek riparian resources that exceeds current City standard. The Plan sets forth management responsibilities for future resource protection and ongoing maintenance needs relative to natural communities and grading standards.

The project area is in a location requiring a Specific Plan as the land use regulatory tool per the General Plan diagrams, and is

within the City's Urban Service Area.

- 2.2 GROWTH STRATEGY**
- X 2.2-G 1** Establish a long-term Planning Area, and within this area distinguish an agricultural service zone and an urban service zone. (See Figure 2-3.)  
*This will facilitate long-term planning by clearly indicating what limits govern extension of urban services. To implement this policy, in May 1995 the City entered into an agreement with the Solano Irrigation District to ensure that water service for urban uses will only be provided within the urban service area and, conversely, that water for irrigation and other agricultural purposes is available in the agricultural service zone.*
  - X 2.2-G 6** Strive to maintain a reasonable balance between potential job generation and the local job market with a long-term goal of one job for each employed resident.
  - X 2.2-G 7** Strive to maintain a reasonable balance between new job income levels and housing costs within the City, recognizing the importance of housing choice and affordability to economic development in the City. It is important for there to be housing opportunities for all residents in the City, including higher income corporate executives and lower income wage earners.
  - X 2.2-G 8** Distribute housing, shopping, and employment opportunities on each side of I-80 to minimize the need for excessive travel across I-80.
  - X 2.2-I 5** Continue to implement an Economic Development Strategy, including specific incentives and promotional activities designed to attract desirable new businesses to the City.
  - X 2.2-I 6** Do not permit development of such intensity or density that, if built without commensurate transportation or other infrastructure improvements, the resulting water and sewer service requirements and traffic generated will create substantial problems or unacceptable levels of service, unless an acceptable mitigation program to provide these services is implemented.
  - X 2.2-I 9** Require that specific plans or policy plans be prepared for new areas brought into the City for development, and continue to revise existing policy plans to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.  
*Areas subject to policy plans are shown in Figure 2-2.*

- X 2.3-I 16** The City Council may establish a special performance option (SPO) as part of an amendment to the Land Use Element if the Council finds that there is substantial public benefit to the provision of an alternative land use for a specific area within the community. In adopting an SPO, the City Council shall incorporate conditions applicable to the alternative land use, may establish a maximum time frame for the development of the alternative land use and shall approve the SPO subject to a specific development plan. If the alternative land use is not developed within the established time frame, the approval of the alternative land use shall expire and the original land use designation for the property shall apply.
- It is intended that the SPO policy be used on an infrequent basis where the provision of public facilities to adequately service the alternative land use can be demonstrated. Any SPO shall be found to be consistent with the policies of the City's General Plan, based upon specific development plans for the property involved.
- The criteria for the establishment of a special performance option is within the Land Use & Development Code.*
- X 2.2-I 10** Require new development to pay capital improvement fees for public facilities as necessary to maintain adequate resources and service levels.
- Adequate public facilities should be provided for new urban development, and new developments should bear their "fair share" cost of providing such facilities. In order to make reasonable provision for these new public facilities, the City of Vacaville has established public facilities fees which are applied to all new development. The fees are intended to provide for facilities that are required in addition to the normal onsite and offsite development improvements. Such fees are established to implement the policy of the General Plan and may include charges for connection to the water system, connection to the sanitary sewer system, parkland and improvements, school facilities, drainage improvements, and other capital improvements such as streets, bridges, traffic signals, and public buildings. The City Council may enact other public facilities fees if it finds that such fees are required to implement the policy of the General Plan.
- X 2.2-I 12** Allow development to occur only in new outlying development areas with required specific plans or policy plans as part of a coordinated plan for land uses, public facilities, and public services. Individual, piecemeal developments within these areas are not permitted.

**Statement of Consistency Determination:** The proposed Lower Lagoon Valley Specific Plan supports the General Plan policies relative to Growth

Strategy through a mixed land use program for both housing and employment generating uses. The use of the Specific Plan as a regulatory tool will support the City's policy of requiring comprehensive plans for new development areas. Housing will include a variety of residential environments (lot sizes/housing types) and specifically supports the City's policy to target executive housing projects for some areas. A timing plan for the implementation of infrastructure needs and for the monitoring of such systems over time is proposed to ensure adequate planning for the construction of these facilities.

## **2.3 SPECIAL AREA POLICIES**

- X 2.3-I 14** Require that the policy plan for the Lower Lagoon Valley facilitate development of a business park of regional significance and "upper-end" housing by including the following requirements:
- High standards of community design shall be established, addressing building design and landscaping, streetscape character and public amenities.
  - Ridges and slopes of 25 percent and greater shall remain undeveloped in order to maintain agricultural grazing areas, protect the public health and safety and to provide for community separation and open space, except that a limited area of golf course development may be permitted.
  - Business Park and Highway Commercial development of the highest standard of quality, conforming to design criteria intended to protect view corridors, and the open space feel of the valley. Design standards shall be established for building size, material, and design, site coverage and placement, street design and landscaping, and public amenities.
  - A permanent view corridor will be established to protect the view of Lagoon Valley Lake and the hills which provide a backdrop for the lake.
  - On the valley floor, the sense of open space shall be preserved, and development shall be set back from I-80 and beyond a 100-foot landscaped buffer. Development shall not completely obstruct views of the surrounding hills.
  - Business Park and Commercial development shall be designed to accommodate employee-service commercial uses.
  - Development shall enhance the recreational potential of the area.
  - Residential development shall be limited to 730 units and shall be integrated with a golf course. There shall also be a recreation complex.

- Detention of floodwater shall provide for all lost floodwater storage and incremental increases in runoff, and total retention shall reduce downstream flows during peak-storm conditions to not more than 90 percent of existing conditions.
- A financing mechanism for all public facility improvements shall be established before development occurs.

**Statement of Consistency Determination:** On February 11, 2003, the City Council initiated an amendment to the General Plan, including amendments to land use designations and policies relative to the planned development goals for Lower Lagoon Valley. The General Plan Amendment proposed includes amendments to the Specific Area Policy for Lower Lagoon Valley as follows:

"Residential development shall be limited to 1,325 units and shall be integrated with a golf course. There shall also be a recreation complex."

The draft Specific Plan is consistent with the other requirements of this policy in the General Plan by: Setting high standards of design for development, including through Design Guidelines; Maintaining ridges and slopes of greater than 25%, with the exception that limited extension of the golf course is planned for some hillsides as allowed; High design standards for a Business Park area; Establishment of permanent view corridors; Preserving the image of open space through landscape design; Inclusion of employee service commercial uses; Enhancing the recreational potential of the area through park improvements and expanded recreational facilities; Detention of storm water to City standards and; Financing mechanisms that are intended to fund all infrastructure.

**2.5 RESIDENTIAL AREAS**

- X 2.5-G 2** Provide a citywide housing mix of approximately 60 percent single-family detached, 20 percent single-family with zero lot lines, duplexes, triplexes, mobile homes, and townhouses, and 20 percent garden apartments and condominiums. To achieve this approximate housing mix citywide, new development areas must contain a larger component of certain housing types, as specified in Policy 2.5-I 3.  
*The citywide housing mix policy is a goal which is intended to encourage a broad range of housing types within Vacaville. The policy reflects the housing mix goal for the City at buildout of the General Plan, but is not intended as a rigid numerical*

*requirement. It can be expected, especially due to fluctuations in the housing market, that the actual housing mix will vary slightly from the goal, both in the interim and at buildout.*

- X**     **2.5-G 4**     Broaden the choice of type, size, and affordability of single-family homes.
  
- X**     **2.5-G 5**     Encourage creative site design and architectural quality and variety by a design approval process that provides for a variety of single-family houses and designs and/or multi-family designs.
  
- X**     **2.5-G 6**     Provide for a transition between higher-density and lower-density housing and require buffers between residential and incompatible land uses.
  
- X**     **2.5-G 7**     Ensure that new residential development shares the cost of providing services and amenities for Vacaville residents.
  
- X**     **2.5-G 8**     Locate major residential areas with easy access to employment concentrations.  
*(See also Section 2.1, Community Form and Image, and Section 2.2, Growth Strategy.)*
  
- X**     **2.5-I 1**     Maintain adopted regulations to ensure residential densities remain within the ranges designated on the General Plan map based on the characteristics of each site and its surroundings and on General Plan policies. Require that all development be subject to site development and design review.  
*There is no presumption that development at the high end of a prescribed density range will be approved or not approved, but the average density is expected to meet or exceed the low end of the range, unless there are significant site constraints.*
  
- X**     **2.5-I 2**     Implement and maintain residential design guidelines which encourage residential subdivisions that are sensitive to topography, limit use of mass grading, provide for functional and aesthetically pleasing neighborhoods, and a variety of housing sizes. Lot sizes and building bulk shall be a component of design guidelines.  
*Residential Design guidelines include illustrations of good design and standards for building siting, landscaping, energy conservation, common areas and community facilities. The Land Use and Development Code addresses infill development and the need to ensure compatibility with existing neighborhoods.*

- X      2.5-I 3**      In the Alamo Place Policy Plan and the Hawkins, Fry and Vanden Specific Plans, development areas require a housing unit dwelling mix of 55% single family, 25% moderate density, and 20% high density. In the Rice/McMurtry and Lagoon Valley Policy Plan areas, a mix of 80% single family and 20% moderate density is required.

In any development exceeding 400 units, require a mix of development types and/or densities, including a component of larger lots and homes (at least 10 percent of the total) and a component of Residential Medium or Residential High Density units (at least 10% of the total).

The housing proportions specified above shall remain within the overall density range defined on the General Plan Diagram.

*To achieve a city wide housing mix of approximately 60% single family, 20% moderate density and 20% high density, the General Plan assumes a higher mix of moderate and high density units in new development areas annexed to the city where policy plans or specific plans are required. The remaining sites (as of 1999) where this policy is applicable are Alamo Place, Hawkins Specific Plan, Fry Specific Plan and Vanden Specific Plan, depicted in Figure 2-2. (See also Policy 2.5-G 2, Figure 2-2 and Table 2-2.)*
- X      2.5-I 4**      Implement regulations for private and common open space and recreational amenities in other projects that do not have standard, single-family sized lots.
- X      2.5-I 5**      Allow medium, high and urban high density housing in the Downtown area in mixed-use buildings or projects or separate residential projects subject to conditional use permit approval. Construction of new, detached housing in the downtown area is not permitted.

*The intent of this policy is to allow residential use as a secondary rather than a primary downtown land use.*
- X      2.5-I 6**      Locate lower-density housing at the edge of the planned urban area to buffer rural residential from higher urban density housing.
- X      2.5-I 8**      Maintain buffers between residential and agricultural areas and between residential areas and industrial parks as required by adopted regulations and Policy Plans. (See Figure 2-5.) The minimum separation shall be as follows:

Between residential and agricultural uses: 500 feet  
 (Where the Agricultural Buffer borders the Cypress Lakes Golf Course, the width shall be determined by the noise and safety buffer requirements for the Southern Pacific Rail Road. See also

Policy 10.6-I14 in the Noise Element.)  
Between residential, business and industrial park uses: 200 feet  
*Standards for walls and landscaping and compatible uses permitted within the buffer area are defined in the Land Use and Development Code and Policy Plans. (See Policy 2.3-I17 regarding the Maris Industrial Park.)*

- X**     **2.5-I 10**     Require impact fees from developers, as appropriate and necessary, for provision of community facilities and services. Maintain the existing policy that development "must pay its own way."  
*Examples of contributions may include payments or land dedication and maintenance for:*  
*Recreation facilities and programs;*  
*Educational facilities and programs;*  
*Cultural facilities and programs;*  
*Traffic and transportation facilities and services;*  
*Other government facilities and services;*  
*Flood control facilities;*  
*Public safety facilities (police, fire, emergency medical services);*  
*and*  
*Open space acquisition in City separators.*
- X**     **2.5-I 13**     Require that all residential development meeting one or more of the following criteria be subject to discretionary review as a planned development or similar procedure, consistent with the adopted Planned Development Regulation:  
Multi-family projects of 10 units or more;  
Mixed housing types (detached vs. attached, etc.);  
Mixed use;  
A location potentially subject to a natural or man-made geologic hazard including hillside areas (see Safety Element); or  
Any project exceeding the minimum density with the land use designation or with 50 units or more.
- X**     **2.5-I 14**     Design residential neighborhoods to avoid fronting on major streets expected to carry inter-neighborhood or community traffic.

**Statement of Consistency Determination:** The proposed Specific Plan and related approvals will establish a community with a variety of high quality residential areas and building designs, achieved through design guidelines and policies contained in the Plan. The project will broaden the types of housing projects available in the City. Buffer areas are established to protect the residential environment through build-out of the Plan, but in a manner that will provide job opportunities within close proximity to the residential area. The financing mechanisms proposed as part of the project are intended to require the development area to fund the costs of providing

services to the area.

Housing mix implementing policy of 80% single family and 20% moderate density. The proposed Specific Plan provides approximately 350 units (or approximately 25% of units) in a moderate density pattern of either town-homes or small lot single family residences, consistent with the General Plan residential land use classifications for Residential Low-Medium and Residential Medium Density uses.

The Specific Plan is designed to incorporate land use setbacks, buffers and separation of uses that will maintain buffers between potentially incompatible uses such as residential and business park areas.

## **2.6 RETAILING AND COMMERCIAL SERVICES**

- X 2.6-G 2** Provide neighborhood and community shopping centers of sizes and at locations that will maintain both choice and convenience for shoppers as well as the trade area buying power needed to support quality design, maintenance and merchandising.  
*The intent of this policy is to discourage a proliferation of small centers that could preclude the establishment of more efficient larger centers.*
- X 2.6-G 3** Locate shopping centers and neighborhood commercial facilities at the intersection of major thoroughfares, and, where appropriate, adjacent to multifamily housing, and minimize conflicts between commercial areas and residences by requiring adequate buffers and screening. (See also Transportation Element policy 6.2-I1 and 6.2-I3 on use of median strips and frontage roads.)
- X 2.6-G 5** Provide sufficient space to meet the need for commercial services and commercial recreation that can be supported by Vacaville's residents, businesses, and private workers. (See also Parks and Recreation Element policy 4.6-G6).
- X 2.6-G 6** Encourage the location of visitor-serving highway commercial services at appropriate locations along the I-80 and I-505 corridors.
- X 2.6-G 7** Ensure that new development is compatible with the character and scale of existing and planned adjoining land uses.
- X 2.6-G 9** Maintain the quality of public services by requiring all new commercial development to meet its share of public costs.
- X 2.6-G 10** Provide new commercial sites in residential areas only in proportion to additional demand so that existing sites are not

abandoned.

- X     **2.6-G 12**     Apply the highest development standards to highway commercial uses to assure that characteristics of major entrances to the community are not diminished by incompatible uses or inharmonious site development concepts.  
*(See also Community Form and Image and Growth Strategy sections.)*
- X     **2.6-I 9**        Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

**Statement of Consistency Finding:** The project provides retail commercial opportunity within the proposed community of a size that is targeted on satisfying local shopping needs. Proposed design policies apply to the Business Village area. This area is also intended to function as a community center for the Lower Lagoon Valley community. Design of the area establishes large landscaped setbacks from all adjacent uses, including I-80.

**2.7           OFFICES**

- X     **2.7-G 1**        Encourage new regional and local-serving office development at appropriate locations.  
*Regional offices contribute to the economic development of the City; they also can expand job opportunities for residents, which will reduce out-commuting.*
- X     **2.7-I 2**        Establish office design guidelines to govern new construction and alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.
- X     **2.7-I 4**        Allow supporting retail and business services within commercial office zones to facilitate office development, consistent with development code regulations.
- X     **2.7-I 5**        Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

**Statement of Consistency Determination:** The proposed Specific Plan establishes a major new office development area within the City that will be suitable for attracting regionally significant office uses. Design standards and policies proposed include provisions to preserve views of the surrounding physical environment, in particular the hills around the valley. Support commercial uses are also permitted within the "Business Village" area. The land plan establishes landscape buffer zones on the perimeter of the business area, including greater than 100' wide along I-80.

**2.8 BUSINESS AND INDUSTRIAL PARK DEVELOPMENT**

- X 2.8-I 4** Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.  
*(See also policies in the Land Use, Parks and Recreation, Conservation and Safety Elements.)*

**Statement of Consistency Determination:** The "Business Village" area is considered a business park area. The Plan establishes wide landscape setbacks along I-80 for this portion of the Plan area. The Plan supports the General Plan policies for attractive business park areas.

**CHAPTER 3 - OPEN SPACE ELEMENT**

**3.5 OPEN SPACE POLICIES**

- X 3.5-G 1** Maintain open areas needed to retain storm-water and prevent flooding of urban or agricultural land.
- X 3.5-G 2** Retain major ridgelines and hillsides designated on Figure 2-1 as open space. A limited section of the Gibson Canyon/Vine Street Ridgeline, which includes existing residences (Figure 2-1), may be developed with the approval of a planned development permit.
- X 3.5-G 3** Preserve natural creek corridors of significance to the City (See Figure 2.1).
- X 3.5-G 4** Maintain natural woodlands.  
*Oak woodlands exist west of the City in the foothills of the Vaca Mountains, between Lagoon Valley and California Drive and west of Alamo Drive.*
- X 3.5-I 2** Ridges and slopes at or exceeding 25 percent shall remain undeveloped in order to maintain agricultural grazing areas, protect the public health and safety, and to provide for community separation and open space.  
*This policy is designed to minimize destruction of natural land forms, reduce landslide risk, and preserve open space.*
- X 3.5-I 3** Require that open space which is designated as a condition of development approval be permanently restricted to open space use by recorded map or deed.
- X 3.5-I 4** Establish standards for the management and maintenance of open

space within and adjoining subdivisions.  
*Regulations should include standards to ensure control of potential hazards and mechanisms for repair of damage.*

- X**      **3.5-I 5**      Where possible, minimize cut-and-fill activities and disturbance of natural habitats and vegetation. At the minimum, re-vegetation of cut-and-fill on slopes should be required.  
*This policy requires re-vegetation as a condition of approval of new development. See also policy 2.1-15. Slopes subject to grading in this area can create landslide hazards, adversely affect storm-water run-off, and detract from the natural environmental quality of the area.*
- X**      **3.5-I 6**      Reserve stream-channel setbacks necessary for flood control, preservation of existing habitat and vegetation, multipurpose paths or trails, and maintenance access needs.
- X**      **3.5-I 10**      Formulate a specific program for implementation of community separators to be coordinated through existing joint powers agreements with the cities of Fairfield and Dixon and Solano County.  
*The General Plan Diagram shows the general location and width of the community separators.*
- X**      **3.5-I 11**      Do not convert Public Open Space lands to developed urban uses unless an overriding public purpose requires such a change. Do not convert Agricultural Buffer lands to developed urban uses except where such a conversion is part of a logical extension of the Urban Service Area and where an adequate Agricultural Buffer can still be maintained.
- X**      **3.5-I 12**      Public Open Space lands and Agricultural Buffers that are converted to developed urban use shall be compensated for by providing equal or better lands for a similar use in another location. All proceeds that the City receives from any sale of Public Open Space lands and Agricultural Buffers shall be used to acquire additional open space lands elsewhere.

**Statement of Consistency Determination:** The proposed Specific Plan diagrams and policies are supportive of General Plan policies to provide open spaces that can serve as flood control, habitat, and visual enhancement areas as part of a comprehensive open space plan for the Lower Lagoon Valley area. Storm water detention areas are identified as well as policies for the management of open space lands, including funding for operation and maintenance.

One dominant policy standard for the Specific Plan is to maintain the physical landform of the hills surrounding the valley, including through the design of grading standards and through the repair of landslide hazard areas. The Specific Plan is supportive of the General Plan's intent to implement an open space policy designed to maintain natural hill forms, to respect urban separators, to protect the public from landslide hazards and to protect specialized natural environments such as oak woodlands and riparian zones through the avoidance of areas containing these resources. The land planning and infrastructure design for the Specific Plan is identified as intended for the projected urban needs of the Lower Lagoon Valley area rather than a larger service area.

## CHAPTER 4 - PARKS AND RECREATION ELEMENT

### AMEND FIGURES:

#### **4-1, Existing and Proposed Parks and Recreation Centers:**

Add areas of Public Open Space to add open space areas (berm area; Harr property hill; area east of Hines Nursery). Also, delete Neighborhood Park as shown. Add symbols for "Recreation Centers" for general locations of proposed private park areas, and add note regarding potential public Neighborhood Park in the form of joint use facility on school site.

**4-2, Trails System:** Add "Trailhead" designation for two locations within proposed Specific Plan Residential Village 1 (on berm and another near proposed clubhouse site). Delete Multi-Purpose Path from interior of proposed development area and replace with new proposed system of "Hiking/Equestrian" paths.

### 4.6 PARK AND RECREATION POLICIES

- |          |                |                                                                                                                             |
|----------|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>X</b> | <b>4.6-G 1</b> | Develop a high-quality public park system that provides varied recreational opportunities accessible to all City residents. |
| <b>X</b> | <b>4.6-G 2</b> | Provide parks that reflect and respect Vacaville's natural setting.                                                         |
| <b>X</b> | <b>4.6-G 3</b> | Recognize the role that parks play in preserving natural features and establishing urban limits.                            |
| <b>X</b> | <b>4.6-G 4</b> | Establish standards for the provision of public parks to ensure adequate distribution, size, and service area.              |
| <b>X</b> | <b>4.6-G 5</b> | Support the use of park facilities by persons working but not residing in Vacaville.                                        |

*It is increasingly common for workers to take advantage of lunch breaks for athletic and recreational activities. Parks located near offices and businesses can be provided with facilities used by daytime workers.*

- X**     **4.6-G 6**     Encourage development of private and commercial recreational facilities at appropriate locations. Substitution of private recreational facilities for public parks is discouraged in order to ensure access to outdoor recreation by all sectors of the population. *Included under private recreational facilities are golf courses, health and racquet clubs, and riding centers.*
- X**     **4.6-G 7**     Distribute public parks and recreational facilities throughout the urban service zone according to service area standards specified in this Element.
- X**     **4.6-G 8**     Evaluate the impact of proposed urban development on open space lands in terms of recreational opportunities and consider means of protecting these lands.
- X**     **4.6-G 9**     Make provisions for handicapped individuals to freely participate in all aspects of community life including recreational activities. Guidelines to be used in providing access for the handicapped shall conform to local, state and federal codes. Parks and recreational facilities shall be designed and built to meet the needs of the handicapped population.
- X**     **4.6-G 10**     Establish policies to prevent the degradation or despoilment of the City's parklands through inappropriate uses. *Parklands face a number of challenges from concessions, motorized vehicles, and conflicts with urban uses and development pressures.*
- X**     **4.6-G 11**     Provide neighborhood parks to serve the special recreational, cultural, and educational needs of different neighborhoods.
- X**     **4.6-G 12**     Locate new neighborhood parks adjacent to new elementary schools where possible.
- X**     **4.6-G 15**     Solicit the views of the public in planning park and recreation facilities.
- X**     **4.6-I 1**     Maintain a Public Parks Distribution Standard of 4.5 acres of park for every 1,000 residents with 1.8 acres/1,000 residents of neighborhood park, 1.7 acres/1,000 residents of community park, and 1.0 acres/1,000 residents of city park.
- X**     **4.6-I 3**     Cooperate with special districts, the County, and the State to

ensure that the needs of Vacaville residents for regional parks are met.

- X 4.6-I 6** Develop the Trails and Trailhead system as shown in the Comprehensive Parks, Recreation and Open Space Master Plan. These trails provide access to and linkage of recreation sites and facilities, provide an alternative circulation system where more feasible and appropriate, and complement and tie in with the City's bikeways system.

*See also Figure 6-3.*

- X 4.6-I 7** Promote the environmental and recreational qualities of Lagoon Valley Regional Park.

- X 4.6-I 8** Preserve and enhance available riparian corridors, wildlife habitat, oak woodland, and other biotic resources within parks.

- X 4.6-I 9** Require developers of moderate and high density projects that do not contain standard yards to incorporate private recreation areas into subdivisions and to create homeowners associations or similar mechanisms for developing, supervising, and maintaining such areas. These recreation areas are in addition to the public parks paid for by building or other fees. All other parks and recreation facilities required by this Plan shall be publicly owned, operated, and maintained and shall be funded, at least in part, by fees paid by new development.

- X 4.6-I 10** Require all residential developers, including apartment builders, to provide public park and recreation facilities either by paying Park Development Impact Fees and/or dedicating sites in lieu of Park Development Impact Fees.

*Dedication of turn-key neighborhood parks (parks completed in conjunction with development of a new subdivision) rather than in-lieu fees is desirable subject to policy plan and development plan review for individual master planned areas. In-lieu fees should meet the cost of purchasing parkland if land is not dedicated.*

- X 4.6-I 11** Encourage the dedication of landscaped and developed parks, trail sections and special requirements where these meet the standards established by the Parks and Recreation Facilities Master Plan.

- X 4.6-I 12** Cooperate with the school districts in developing standards for Neighborhood Schools Parks that ensure diversity, quality and innovation in design.

*Because most new neighborhood parks are being planned adjacent to schools, it is important that efforts be made to avoid*

*standardized "programmatic" designs. Each neighborhood park should have a distinct and identifiable character which will enhance its use and function in its residential area. No new neighborhood park should be sited on an arterial street.*

- X**     **4.6-I 13**     Locate parks and recreation facilities in relation to components of the Trails System, buffers, urban separators, and natural features. Wherever possible, site new parks in locations that encourage pedestrian access and that do not require that users cross arterials.
  
- X**     **4.6-I 16**     Review proposals for private recreation facilities for consistency with Plan policies and standards.

**Statement of Consistency Determination:** The proposed Lower Lagoon Valley Specific Plan area incorporates the existing Lagoon Valley Regional Park. The development proposal supports the rehabilitation and long term maintenance of the park through the provision of developer funding for use in improving the park, as well as long term maintenance funding for the park and surrounding open space recreation areas.

The Plan supports the General Plan policies intended to promote the incorporation of prominent natural features into the City's park system, the provision of adequate park and recreation space for the City's residents, consistent with the General Plan.

The draft Specific Plan incorporates environmental protection measures to address water quality, landslide safety, and fire protection that will prevent the degradation of the landscape or reduce the potential for safety hazards.

A variety of park and recreation spaces will be provided by the Specific Plan, including approximately 15 acres of neighborhood oriented, private park spaces within the residential area, joint-use school grounds to serve as neighborhood park space, natural open spaces and a large golf course facility. The implementation policies of the Specific Plan establish timing milestones for the installation of facilities and the financing mechanisms necessary to ensure the construction of quality facilities as well as their long term maintenance.

## **CHAPTER 5 - PUBLIC FACILITIES, INSTITUTIONS AND UTILITIES**

### **AMEND FIGURES:**

**5-1: Conceptual Water System Improvements:** Revise proposed

water tank locations in Lower Lagoon Valley.

**5-2: Conceptual Sewer System Improvements:** Add Sewer Option 1 (Force Main System) alignment as optional alignment.

**5-3: Existing and Proposed Schools:** Add symbol for Elementary School / Park within the proposed residential development area.

- 5.1 UTILITIES AND PUBLIC SERVICES**  
*Policies relating to the extension of utilities and public services to un-served areas are in Section 2.2, Growth Strategy. Policies relating to water conservation are in Section 8.4, Water Conservation.*
- X 5.1-G 1** Assess the adequacy of utilities in existing developed areas, and program any needed improvements to coordinate with providing facilities to serve developing portions of the Planning Area.
  - X 5.1-G 2** Develop a plan and standards for the provision of public services, including fire and police services.
  - X 5.1-G 4** Plan for public safety facilities for new areas. Maintain comprehensive Hazardous Materials and Emergency Response plans.
  - X 5.1-G 8** Do not extend utility services into the Upper Lagoon Valley that would promote its urban development.
  - X 5.1-I 7** Maintain an adequate level of disaster response preparedness through careful review of proposed developments and through staff training in and exercise of the Emergency Operations Plan.
  - X 5.1-I 8** Ensure that new development provides funding for adequate facilities services.
  - X 5.1-I 9** Work with PG&E to develop transmission line corridors for attractive, community-serving, compatible uses.
  - X 5.1-I 10** Designate service corridor easements or routes when tentative maps or specific plans are approved.
  - X 5.1-I 11** Require the under-grounding of all utility lines adjacent to new residential and commercial construction as a condition of development.
  - X 5.1-I 12** Do not approve any development that will not, even with identified mitigation measures, maintain standards for water, sewer, police, and fire service unless there are overriding findings of special

circumstances or economic or social benefits and the service standards will be achieved at the time of project occupancy. *Some flexibility may be warranted, particularly if in-lieu fees are collected or the CIP provides for staged construction which may delay compliance.*

- X**     **5.1-I 13**     Evaluate the feasibility of using wastewater for irrigation. Whenever possible, use non-treated water for irrigation in large landscaped areas.
- X**     **5.1-I 15**     Do not allow development in the Zone 1 water system to exceed an elevation of 220 feet.

**Statement of Consistency Determination:** Amendments to diagrams for public utilities, facilities and institutions are proposed. The draft Specific Plan is consistent with these proposed amendments.

The proposed Specific Plan would not extend utility services into the Upper Lagoon Valley area. While some utility lines, such as sewer lines, may cross I-80 in order to be connected to existing facilities in Vacaville, the utility systems are planned / sized to accommodate the development proposed for the Lower Lagoon Valley area and not with reserved capacity that is intended to accommodate future extensions of the City's Sphere of Influence.

The Specific Plan is supportive of General Plan policies intended to ensure adequate and timely provision of public services and utilities, including public safety services. Specific Plan policies and implementation plans identify timing needs, physical design requirements and funding mechanisms required in order to carry out the policies of the General Plan for these services.

**5.2                   COMMUNITY SERVICES, CULTURAL FACILITIES AND HISTORIC RESOURCES**

- X**     **5.2-G 1**     Encourage development of public and institutional uses, including, educational, cultural, health-care and day-care facilities in Vacaville. Day-care facilities provide services to children, seniors and handicapped individuals.
- X**     **5.2-G 2**     Encourage participation by the private sector in funding public or nonprofit facilities and services, that will be used by Vacaville residents and jobholders.
- X**     **5.2-G 3**     Preserve and enhance the City's historic resources.

- X     **5.2-G 5**     Design public buildings to fit into and complement their ultimate surroundings; buffer public buildings from their surroundings so as to shield unsightly areas from public view.
- X     **5.2-G 6**     Provide adequate landscaping for all public buildings and installations.
- X     **5.2-I 2**     Locate public facilities and private community facilities such as churches near residential areas on arterial or collector streets.
- X     **5.2-I 3**     Encourage designation of sites for religious assembly on development plans.  
*By inviting religious organizations to make their site needs known, the City can facilitate negotiation between potential users and developers during the early stages of project design.*
- X     **5.2-I 4**     Encourage day-care facilities in residential areas if there is sufficient available space for outdoor activity, and traffic, parking and noise are mitigated. Determine need for and, where applicable, location of day-care facilities at the time a specific plan, tentative map or development plan is approved.
- X     **5.2-I 6**     Continue to provide historic preservation by delineating historic preservation districts and requiring design review of proposals affecting historic buildings.  
*See also Policy 8.5-12.*

**Statement of Consistency Determination:** The proposed Specific Plan supports the goals and policies of the General Plan by providing a variety of civic and cultural land uses and features throughout the proposed community. Civic uses are mixed with employment, retail and residential areas. Design qualities for these facilities are discussed in the Specific Plan with the intention of ensuring compatible architectural designs as well as integration into the life of the proposed community. Historic sites are respected through the preservation of an existing site within the existing park area.

**5.3           SCHOOLS**

- X     **5.3-G 2**     Promote the construction of school buildings and facilities which will be a source of civic pride, visual pleasure, and community identity.
- X     **5.3-G 3**     Support the principle that school children deserve to attend schools

that are housed in permanent facilities and located within close proximity to their homes.

- X     **5.3-G 4**     Work towards close cooperation and coordination between the City of Vacaville and the school districts.
- X     **5.3-G 5**     Inform the school districts of policies and projects that may affect the provision of educational facilities and services.
- X     **5.3-G 6**     Plan educational facilities with sufficient permanent capacity to meet the needs of current (1999) and projected future enrollment and ensure that there are mechanisms to provide for the timely construction of the facilities.
- X     **5.3-G 7**     Cooperate with school districts in planning school parks as a means of meeting neighborhood recreation, child care, and open space needs.  
*(See also Policy 4.6-II2)*
- X     **5.3-I 2**     If proposed school sites are not required or are needed in an alternate location, as determined by the school districts, the land use of the site will automatically revert to the predominant land use in the area.
- X     **5.3-I 3**     In conjunction with the approval of residential development, cooperate with local school districts to provide sufficient school facilities to serve the enrollment generated by the new development. (See Policy 2.2-I 8)
- X     **5.3-I 4**     Reserve school sites as shown on the General Plan Diagram, (appropriately-located or alternative sites).  
*All site designations will be included in policy plans or specific plans which are required for new areas of development. (See Policy 2.2-I 9)*
- X     **5.3-I 5**     Encourage neighboring school districts to propose changes in jurisdictional boundaries where such change would benefit the safety of school children and reduce their travel time to school.
- X     **5.3-I 6**     Encourage school districts to promote innovative and high-quality design in school building architecture, landscaping, and campus layout.  
*Schools and adjacent parks are the focus of life for young residents of Vacaville. School buildings constitute important landmarks in the image that children form of their community.*

**Statement of Consistency Determination:** The draft Specific Plan is consistent with the policies established in the General Plan to ensure adequate

educational facilities in proper locations within the City. The Specific Plan identifies the Lower Lagoon Valley area as a location in which a school district boundary change may be appropriate, as identified in the General Plan, and incorporates provisions for elementary school facilities whether the boundary change is successful or not. The Plan incorporates design polices relative to the school that are intended to provide a high quality and compatible design for the facility and direct the orientation of the school toward a joint-use facility so that the school will be of wider use to the local community.

## CHAPTER 6 - TRANSPORTATION ELEMENT

### AMEND FIGURES:

**6-1: Recommended Roadways by Type:** Amend areas within Lower Lagoon Valley to indicate one 4-lane arterial roadway extending to southeast corner of Lagoon Lake along the alignment of existing Lagoon Valley Road. Remove 2-lane arterial shown extending into Lagoon Valley Park. Revise planned 4-lane arterial (Saddleback Pkwy.) to a 2-lane arterial/collector extending from existing Rivera Rd. right-of-way adjacent to Ranchotel to cross through the proposed Business Park area.

**6-2: Major Roadway Improvements:** Revise diagram to show one 4-lane arterial (Lagoon Valley Road on existing alignment) extending into Lower Lagoon Valley to a point approximately adjacent to the southeast corner of Lagoon Lake. Revise diagram to show network of planned 2-lane streets: realigned Rivera Road; internal looping street network within proposed residential area (with a note indicating potential private streets).

**6-3: Bikeways:** Revise diagram to show Nelson Road as an optional Bike Path/Bike Lane.

### 6.1 STANDARDS FOR TRAFFIC SERVICE AND STREET IMPROVEMENTS

- |          |                |                                                                                                                                                                                                         |
|----------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>X</b> | <b>6.1-G 1</b> | Strive to maintain LOS C as the minimum standard at all intersections, interchanges and road links. Design improvements to provide for LOS C in the year 2020 based on the City's development forecast. |
| <b>X</b> | <b>6.1-G 2</b> | LOS D, for a particular intersection, interchange or road link, shall be allowed by a decision maker on a project as an interim level of service where improvements are programmed by the City which    |

will improve the level of service to LOS C or better. LOS D may also be approved by the City as an allowable standard for the year 2020 by the City Council for infill areas or isolated situations where existing development or other practical considerations limit improvements.

- X 6.1-G 3** LOS E or LOS F for a particular intersection, interchange or road link may be allowed by the City Council after a public hearing on the basis of one of the following findings:  
Finding 1  
The interchange, intersection or road link that will experience the projected lower level of service is an infill or isolated area; and  
There is no practical and feasible way to mitigate the lower level of service; and  
The project resulting in the lower level of service is of clear, overall public benefit.  
Finding 2  
A capital improvement project is reasonably scheduled to be completed within three years of the project which will improve the projected level of service to LOS D or better; and  
The interim impact of the projected traffic congestion is offset by the public benefits of the project.  
Finding 3  
The City has entered into a development agreement which legally commits the City to approve the proposed project.
- X 6.1-G 4** Establish and implement a uniform set of standards for the City's roadway network, including private streets.
- X 6.1-I 1** Design roadway improvements and evaluate development proposals based on LOS standards prescribed in Policy 6.1-GI, 6.1-G2, 6.1-G3 (See also Policy 2.2-I6 and 2.2-I8 requiring development proposals to be denied if unacceptable traffic levels of service will occur.)
- X 6.1-I 2** Implement, to the extent feasible, Transportation Element improvements summarized in Table 6-1 and illustrated in Figure 6-2 prior to deterioration in levels of service below the stated standard.  
Development approvals should require reasonable demonstration that traffic improvements necessary to serve the development without violating the standard will be in place in time to accommodate trips generated by the project.
- X 6.1-I 3** Ensure that traffic improvements necessary to serve the development without violating the level of service standards of the Transportation Element will be in place in time to accommodate

trips generated by the project through continued implementation of the City's Traffic Impact Mitigation program.

- X**      **6.1-I 6**      In order to ensure that adequate traffic capacity is provided for the buildout of the General Plan and that new developments do not preclude the construction of adequate circulation facilities, require all new development to provide right-of-way improvements consistent with the Transportation Element, the City's computerized traffic model and the Standard Specifications.

**Statement of Consistency Determination:** The proposed Specific Plan has been analyzed against the City's adopted standards for traffic level of service. The project either meets the criteria established or is able to address its obligation toward future improvements to the street and highway network in order to provide for a development area that will have a street system that functions well. The project involves the development of a revised street network for the Lower Lagoon Valley that is efficient and is designed to accommodate the project needs without large excess capacity. A project-specific set of street design criteria have been developed as part of the proposal. The Specific Plan also articulates a method to collect traffic impact fees that will be reserved for use on roadway segments that are affected by the project. The Specific Plan also designates criteria and standards for the use of alternative transportation means, through the identification of a comprehensive Transportation Systems Management process in the implementation strategy for the Plan.

**6.2                      FREEWAYS AND ARTERIAL ROADWAYS**

- X**      **6.2-G 1**      Work with the California Department of Transportation (Caltrans) to achieve timely construction of programmed freeway and interchange improvements.
- X**      **6.2-G 3**      Provide adequate capacity on arterial roadways to meet LOS standards and to avoid traffic diversion to local roadways or the freeway. Frontage roads, or parallel roadway facilities, should be provided adjoining the freeways wherever possible in order to avoid traffic diversions on the freeways.
- X**      **6.2-G 4**      Locate high traffic-generating uses so that they have direct access or immediate secondary access to arterial roadways.
- X**      **6.2-G 5**      Establish a funding system that will enable completion of arterial roadway and interchange capacity improvements before the



- X 6.3-I 3 Control access to auto-oriented commercial areas by use of median strips and frontage roads to assure safety and minimize traffic conflicts.

**Statement of Consistency Determination:** The project either meets these standards or incorporates mitigation measures that would avoid or reduce impacts. The project has been designed with the intended outcome of not exceeding the City's standards for roadway operations. The Specific Plan proposes land uses that reduce traffic impacts when compared to the currently adopted General Plan designations.

#### 6.4 TRANSPORTATION SYSTEMS MANAGEMENT

- X 6.4-G 1 Establish a minimum 20 percent trip reduction goal during peak time periods for a TSM program for new and existing uses in new and existing employment areas.
- X 6.4-I 6 Require facilities for future transit use when designing improvements for roadways.
- X 6.4-I 8 Work with Caltrans to identify and evaluate sites for rideshare parking and establish standards for such site development.  
*Since adoption of the 1990 General Plan, Rideshare lots have been established at I-80 and Cliffside Drive and I-80 and Davis Street.*
- X 6.4-I 10 Continue to designate bike lanes and construct cross-city bike routes designated in this General Plan to facilitate non-motorized home-to-work trips.

**Statement of Consistency Determination:** The project supports the General Plan's goal for a comprehensive street and transportation network. The project includes the construction of a site specific street network that is compatible with future transit services and with pedestrian and bike modes of travel. The project supports the goals and policies by including TSM as a systematic requirement for future uses in the project. The project applies a complete network of private and public trails and paths.

#### 6.5 BIKEWAYS AND PEDESTRIAN PATHS

- X 6.5-G 1 Establish a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for commute, recreational and other trips.  
*Figure 6-3 shows a schematic system of bicycle routes on arterial and collector streets.*
- X 6.5-G 2 Require major employers to provide support facilities to encourage use of bikes for commute purposes.

- X     **6.5-G 3**     Develop bike and pedestrian routes that provide access to schools, historic sites, governmental services, major commercial centers, parks and regional open space.
- X     **6.5-G 4**     Ensure safe, pleasant and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.
- X     **6.5-G 6**     Designate new bike routes only where necessary to connect Vacaville's bikeway system with existing bike routes designated by Solano County.
- X     **6.5-I 1**     Use available rights-of-way and creek banks for public use as trails, bikeways or walkways.
- X     **6.5-I 2**     Incorporate bike storage and other support facilities into TSM plans at employment sites and public facilities.  
*Studies have indicated the importance of providing well-located, secure bike storage facilities at employment sites, shopping and recreational areas and schools in order to facilitate bike use. Employers often provide shower and changing facilities where sizable numbers of employees use bikes.*
- X     **6.5-I 3**     Provide adequate public and private bicycle parking and storage facilities as part of new multifamily and non-residential developments. Revise the parking regulations in the Zoning Ordinance to require bike parking spaces in retail areas, at major employment centers, and at public facilities.
- X     **6.5-I 6**     New and existing on-street bicycle lanes shall be striped, signed and maintained to encourage their use.

**Statement of Consistency Determination:** The Specific Plan project incorporates policies, goals and standards for the implementation of a comprehensive system of bikeway and pedestrian improvements. These components of the Plan establish a network of trails and paths that interconnect all land use areas of the Specific Plan. The design of the path system is integrated into the land planning in a manner intended to facilitate use of these transportation means on a daily basis by residents or employees within the plan area. Sidewalks within the residential and commercial areas include landscaped setbacks and wider walkway widths to encourage pedestrian travel. The proposed Specific Plan is consistent with City goals and policies related to bicycle and pedestrian travel.

**6.6 AIRPORTS**

- X 6.6-G 2** Ensure that land uses in the vicinity of Nut Tree Airport or potentially affected by Travis Air Force Base are compatible with airport operations and are consistent with the Airport Land Use Plan for both airports. .
  
- X 6.6-I 5** Development proposals within the Travis Airport Compatibility District (as shown on Figure 6-4) shall be referred to the County Airport Land Use Commission per the Travis ALUP and the Solano County Airport Land Use Compatibility Review Procedures.  
See also, Land Use Element Policy 2.1 I 12, Transportation Element Policy 6.6 – I 2, Noise Element Policy 10.6 – G 12.

**Statement of Consistency Determination:** The project is consistent with the Travis ALUCP and does not propose any land use or other element that contradicts the height limit requirements under the Travis ALUCP.

**CHAPTER 7 - HOUSING ELEMENT SUMMARY**

**7.1 NEW CONSTRUCTION**

- X 7.1-G 1** Ensure a supply of housing of differing type, size, and affordability in order to meet Vacaville's housing needs for the residents and workers within the community
  
- X 7.1-I 2** The Planned Growth Ordinance shall continue to provide exemptions for the construction of dwellings affordable to very low and low-income households. An exemption will allow a project to go through the building permit process without going through the building permit allocation process.  
Implementation: The Community Development Department shall make builders of affordable projects aware of the provisions in the Planned Growth Ordinance. Any future amendment of the ordinance shall maintain the exemption for low and very-low income projects. The two phases of Saratoga Apartments, senior affordable units, were exempt from the Planned Growth Ordinance.

**Statement of Consistency Determination:** The proposed Specific Plan supports the General Policies identified for provision of additional housing opportunities within the City. The area is currently within the City limit, and is designated for approximately 750 dwelling units under the Estate Residential category. The project would amend the City's land use plan to allow up to 1,325 dwelling units on a larger

portion of the valley. The project is consistent with the City's efforts to provide a variety of housing opportunities within the City and, with the proposed amendments to the City's land use diagram, the project is consistent with proposed land uses.

The proposed Specific Plan addresses an area of the City that is largely vacant, with the exception of several existing residences and businesses. The Specific Plan supports City housing programs as described in the Housing Element of the General Plan. The project establishes a proposed rate and timing of housing construction, coordinated with the planned extension of urban services to this area. The Plan incorporates a variety of housing densities within the overall residential development area, by designating a minimum of large or "near"-custom home sites (between 30%-40% of units), as well as a variety of lot size and housing types from large to small lot detached single family homes, and attached town-homes.

## **CHAPTER 8 – CONSERVATION ELEMENT**

### **8.1 CREEKS AND WATERSHED PROTECTION**

- X 8.1-G 1** Preserve and enhance Vacaville's creeks for their value in providing visual amenity, drainage, and wildlife habitat.
- X 8.1-G 2** Minimize cost and hazard to homeowners created by creeks infringing on private property.
- X 8.1-G 3** Where possible, integrate creeks with trails and other recreational open space. Encourage provision of public access to creek corridors.
- X 8.1-G 4** Preserve and protect water resource areas, including the Alamo, Encinosa, Gibson and Ulatis Creek watersheds.
- X 8.1-I 1** Implement the City Creekways Policy in all new development approvals to provide for maximized utility of the creekway areas.
- X 8.1-I 2** Continue to impose creek setback standards on new development.
- X 8.1-I 3** Discourage culverting of creeks of significance to the City.
- 8.1-I 4** Develop standards requiring protection of creekways during construction, and restoration of creekways after construction.
- X 8.1-I 5** Protect existing stream channels by requiring buffering or landscaped setbacks and storm runoff interception.

- X     **8.1-I 6**     Consider the establishment of maintenance districts to ensure uniform maintenance for selected channels and creeks.
  
- 8.2**           **WILDLIFE AND VEGETATION**
  
- X     **8.2-G 1**     Protect natural environments in recognition of their importance as wildlife habitats and visual amenities.
  
- 8.2-G 2**     Manage open space in a manner consistent with wildlife protection.
  
- X     **8.2-G 3**     Work with the California Department of Fish and Game to develop appropriate policies to maintain recreational fishing at Lagoon Valley Regional Park.
  
- X     **8.2-I 1**     Require preservation or, where preservation is not possible, replacement of riparian vegetation.  
*Resource protection regulations should address conservation of riparian vegetation.*
  
- X     **8.2-I 2**     Minimize removal of woodland habitat.
  
- X     **8.2-I 3**     Provide wildlife corridors, where feasible, to enable free movement of animals and minimize wildlife-urban conflicts.
  
- X     **8.2-I 4**     Continue to implement the City's existing regulations which protect mature trees and existing natural non-agricultural trees.
  
- X     **8.2-I 5**     Require that, as appropriate, new Policy Plans or Specific Plans contain a resource management component.
  
- X     **8.2-I 6**     Identify areas of wetlands at the earliest possible stage of development application processing. Policies to protect and preserve wetland habitats shall be contained in the Resource Management section of applicable Policy Plans.
  
- X     **8.2-I 7**     Work with the Solano County Water Agency and federal and state agencies to implement a Habitat Conservation Plan to identify and protect species on federal and state endangered and threatened species lists.
  
- 8.3**           **AIR QUALITY**
  
- 8.3-G 2**     Cooperate with regional agencies in developing and implementing air quality management plans.
  
- X     **8.3-I 1**     Encourage project design that conserves air quality and minimizes direct and indirect emissions of air contaminants.

- X**     **8.3-I 2**     Encourage transportation modes that minimize motor vehicle use and resulting contaminant emissions.  
*The Transportation Element includes Transportation Systems Management (TSM) policies designed to reduce emissions and alleviate traffic congestion.*

**8.4**                    **WATER CONSERVATION**

- 8.4-G 1**            Encourage and support water conservation programs.
- 8.4-G 3**            Coordinate water conservation and quality programs with the Solano Irrigation District and other appropriate water agencies.
- 8.4-I 1**            Enact local regulations requiring water conservation.
- X**     **8.4-I 2**            Require development proposals to incorporate water-conserving landscape designs.
- X**     **8.4-I 3**            Continue to implement a water conservation landscape standard, which addresses the use of drought-tolerant plant materials, for public buildings, parks and recreation facilities.  
*Use of native plant and other low water-using landscaping materials, and use of reclaimed water are possible ways to conserve the domestic water supply without sacrificing parks, golf courses, and public areas.*
- X**     **8.4-I 6**            Whenever possible, use non-treated water for irrigation in large landscaped areas.

**8.5**                    **HISTORIC AND ARCHAEOLOGIC RESOURCES**

- X**     **8.5-G 1**            Continue to protect historic sites and archaeological resources for their aesthetic, scientific, educational, and cultural values.
- 8.5-I 1**            Working in conjunction with the California Archaeological Inventory, review each proposed development project to determine whether the site contains known prehistoric or historic cultural resources and/or to determine their potential for as-yet-undiscovered cultural resources.
- X**     **8.5-I 2**            Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation, if feasible.  
*The City's Historic Preservation Ordinance mandates the maintenance of designated buildings and the review of any*

*changes to building exteriors or building demolitions.*

**Statement of Consistency Determination:** The project involves the preparation of a Specific Plan for the land use regulatory document in the Lower Lagoon Valley area of the City. The proposed Specific Plan incorporates policies and procedures supportive of the City's Conservation element policies, through land plan designations, regulatory programs and implementation procedures.

The project designates most of the Specific Plan area (approximately 70%) for the continued use as park, open space, or privately held hillside agriculture areas. Several creek segments are designated as riparian corridors, to be protected through the land plan. These areas and others are integrated into the project's proposed trail system and recreational systems, both public and private. The design of these features additionally incorporates, through the Specific Plan's policies and implementing procedures, steps for the provision of fire protection measures into the design and operation of the open space areas and their interface with future residential areas. Long term maintenance is addressed through the provision of financing mechanisms to be incorporated into any approval process for the development project, and which will extend maintenance activities into the public lands.

The Specific Plan supports the General Plan's wildlife and vegetation policies through identification of particular habitat types and preservation of habitat areas through the land use designations of the plan (including riparian zones, both existing and new; wetlands avoidance; tree protection; and provision of funding for potential future park improvements that could allow implementation of detailed lake rehabilitation activities). A Resource Management section of the proposed Specific Plan identifies areas for these land uses, procedures and requirements for the protection of resources (habitat, water quality/conservation, safety, wetland habitats) as identified through the preparation of resource inventories through the planning process (including wetland delineations). The plan avoids most wetlands identified on the proposed residential/golf development area. The Resource Management section contains specific management policies for the proposed golf course that incorporate water use guidelines, fertilizer/pest control standards and use of non-treated water for irrigation.

The project is determined to not impair the implementation of the regional air quality plan, and incorporates land use designations

and transportation facilities intended to promote a reduction in the need for automobile use (jobs in close proximity to housing; trails for internal connections; community facilities within walking/biking distance of homes; pedestrian/bike safe street designs; etc.). Historic and archaeological resources have been inventoried for the Specific Plan area and measures incorporated for the protection and avoidance of these resources during construction of facilities.

## CHAPTER 9 - SAFETY ELEMENT

### 9.1 GEOLOGIC AND SEISMIC HAZARDS

- X**    **9.1-G 1**    Investigate and mitigate geologic and seismic hazards or locate development away from such hazards in order to preserve life and protect property.
- X**    **9.1-I 1**    Evaluate proposed extension of urban or suburban land uses into areas characterized by slopes from 15 to 25 percent and/or generally unstable land with regard to the geologic and soil hazards prior to a land-use decision, including General Plan amendments, rezoning, or project approvals.
- X**    **9.1-I 2**    Analyze proposed development sites at the earliest stage of the detailed planning process to determine geologic suitability. The analysis should include the structural engineering for the actual site and possible impacts of the project on adjacent lands.  
*If a project is allowed to proceed through the approval process before conditions are fully known, adequate mitigation may be more difficult to achieve. Information available for preparation of the General Plan map is not sufficiently detailed to allow a presumption of geologic suitability in all hillside areas designated for residential or other urban uses.*
- X**    **9.1-I 3**    Require geotechnical studies prior to approval of rezoning, specific plans, or subdivision maps in areas of low damage susceptibility designated 2 through 4 and areas of high damage susceptibility as shown on the Relative Susceptibility to Landslide Map (Figure 9-1) within a quarter-mile of a known fault. Require comprehensive geologic and engineering studies of critical structures regardless of location.  
*Critical structures are those most needed following a disaster. They include utility centers and substations, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses. Flood-hazard potential makes any dam a critical structure.*

- X**     **9.1-I 4**     To the extent practicable, do not allow critical facilities, structures involving high occupancies, and public facilities to be sited in areas of high damage susceptibility. Where such location is deemed essential to the public welfare, these structures will be sited, designed and constructed with due consideration of the potential for earthquake damage due to ground shaking, associated ground deformation, seismically triggered flooding, liquefaction and landslide.
- X**     **9.1-I 5**     Ridges and slopes at or exceeding 25 percent, shall remain undeveloped in order to maintain agricultural grazing areas, protect the public health and safety and to provide for community separation or open space.
- X**     **9.1-I 7**     Do not locate structures intended for human occupancy over an active fault or potentially active trace. To the extent practical, do not locate such structures over the trace of an inactive fault. Allow roads to be built over active faults only where alternatives are impractical.
- X**     **9.1-I 8**     Establish setbacks from active and potentially active fault traces for structures intended for human occupancy.  
*Setback areas (ordinarily 100 feet, 50 feet for a single-story wood frame building) should be occupied by uses that could experience displacement without endangering large numbers of people. Examples are landscaped areas, parking lots, and noncritical storage.*
- X**     **9.1-I 9**     Require preparation of a soils report prior to issuing a building permit, except where the Building Official determines that a report is not needed.  
*The report would not be necessary for minor additions to buildings or where soils' characteristics are well known.*
- X**     **9.1-I 10**     Limit cut slopes to 2:1 (50 percent slope) except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term. Where practicable, require more gentle slopes than the 2:1 standard. Encourage use of retaining walls, rock-filled crib walls, or stepped-in buildings as alternatives to high cut slopes.  
*Flatter slopes also are more adaptable to re-vegetation and are less likely to have an engineered look.*
- X**     **9.1-I 11**     Require contour rounding and re-vegetation to preserve natural qualities of sloping terrains and mitigate the artificial appearance of engineered slopes, and control erosion.  
*Plant materials should not be limited to hydroseeding and*

*mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity.*

- 9.2 FLOODING AND STORM DRAINAGE**
- X 9.2-G 1** Locate development outside mapped flood-prone areas unless mitigation of flood risk is assured.
  - X 9.2-G 2** Continue to develop a comprehensive system of drainage improvements to minimize flood hazard.
  - X 9.2-G 3** The additional runoff caused by development shall be mitigated.
  - X 9.2-I 1** Develop a financing plan and construct upstream detention flood basins.
  - X 9.2-I 2** Evaluate storm-drainage needs for each project in the context of demand and capacity when the drainage area is fully developed. Continue to require Development Impact Fees for new development to construct planned regional drainage detention basins to accommodate increased flow. In the Alamo Creek watershed upstream of Peabody Road, which includes Alamo, Laguna and Encinosa creeks, require post-development 10-year and 100-year peak flows to be reduced to 90 percent of predevelopment levels. For the remainder of the study area, for development involving new connections to the creeks, peak flows shall not exceed predevelopment levels for a 10- and 100-year peak flow.  
*This is required to reduce downstream flood hazard.*
  - X 9.2-I 4** Assure through a Master Drainage Plan and development ordinances that proposed new development adequately provides for development of on-site and downstream off-site mitigation of potential flood hazards and drainage problems and require development fees to fund the required improvements.
- 9.3 WILDLAND AND URBAN FIRES**
- X 9.3-G 1** Reduce the risk of wildfires by implementing policies restricting development in Extreme and High Hazard areas.
  - X 9.3-G 2** Ensure adequate funding is available to provide fire protection services, equipment, and maintenance as new development takes place.
  - X 9.3-I 1** Establish Mello-Roos Community Facilities districts or other

funding mechanisms to provide standby fire protection services, if necessary, because adequate funding will not otherwise be assured.

- X 9.3-I 2 Implement Agricultural Hillside development standards in the zoning ordinance, as appropriate, to reduce the risk of structure fire in extreme or high fire danger areas.  
*The Department of Forestry recommends enforcement of strict building codes, implementation of fire safe practices, proper road construction, and adequate water systems.*
- X 9.3-I 4 Provide adequate access to and fire breaks adjoining open space areas subject to fire hazard as part of new developments.
- 9.4 **HAZARDOUS MATERIALS**
- 9.5 **DISASTERS**
- X 9.5-G 1 Provide a safe environment and ensure the safety of Vacaville residents.

**Statement of Consistency Determination:** The proposed Specific Plan incorporates policies and procedures for the avoidance and minimizing of known safety hazards that may be present (geological/seismic, flooding; fire; hazards; disasters), thus supporting the General Plan's policies with regard to safety. Seismic and geotechnical analyses have identified land hazards, such as landslides/slopes, and incorporated measures to reduce and repair such areas, including long term monitoring of slide hazards. Grading standards are incorporated into the Specific Plan. Flood mitigation is addressed through the project's grading concept and incorporated into review procedures for the approval of any specific development plan. Additionally, the Specific Plan identifies the locations of proposed floodwater detention facilities and identifies adequate storm drainage facilities to meet or exceed the City's adopted standards for the reduction of floodwater leaving the Lower Lagoon Valley area during peak storm events. The project land plan and the Specific Plan policies incorporate the City's designated standards for the provision of fire protection measures adjacent to wildland areas and the Specific Plan provides for the construction of a new fire station and on-going funding for that station, to meet the City's standards for fire protection.

The development area has been subject to review for environmental hazards, and measures identified for the avoidance of any hazards that may be identified during development

activities. The Specific Plan design incorporates a new fire station, as well as the provision of emergency evacuation routes to enable access or evacuation during disaster situations. The Specific Plan is supportive of the General Plan Safety Element policies.

## **CHAPTER 10 - NOISE ELEMENT**

### **10.6 NOISE POLICIES**

- X 10.6-G 1** Require new residential projects and outdoor activity areas in lodging, hospital and nursing/convalescent home projects to meet acceptable exterior noise level standards as given on Tables 10-1 and 10-4; discourage residential areas from directly abutting Interstate 80 or 505.
- X 10.6-G 3** Ensure that noise does not exceed interior noise levels of 45 DNL for residential, transient lodging, hospital and nursing/convalescent structures from transportation or fixed-point noise sources.
- X 10.6-G 4** Minimize vehicular noise sources and noise emanating from transportation activities; control noise at its source to maintain existing noise levels, and in no case exceed acceptable noise levels as established in the Noise and Land Use Compatibility Guidelines, Table 10-1.
- X 10.6-G 6** Limit truck traffic in residential areas to designated truck routes.
- X 10.6-G 7** Design subdivisions and plan-lines to minimize the transportation-related noise impacts to adjacent residential areas.
- X 10.6-G12** New residential land uses shall be precluded where the exterior noise associated with aircraft operations at Nut Tree Airport or Travis Air Force Base exceeds 60 dB CNEL.  
See also, Land Use Element Policy 2.1 – I 12, Transportation Element Policies 6.6 – I 2 and 6.6 – I 5.
- X 10.6-I 2** Use the Noise and Land Use Compatibility Policies in Tables 10-1 and 10-4 for establishing new land uses.
- X 10.6-I 3** Require an acoustical analysis for all proposed projects that would locate where the projected transportation noise on Figures 10-1 and 10-2 is greater than the respective ‘normally acceptable’ noise level as indicated on Table 10-1. Projects would need to mitigate to the appropriate noise standard.  
*State law (Title 24) requires mitigation to reduce Ldn to 45 dB in habitable rooms of lodging facilities and attached housing products, but the standard should apply to all housing. Additionally, it specifies that residential structures to be located*

*where the annual Ldn or CNEL exceeds 60 dB shall require an acoustical analysis showing that the building has been designed to achieve the allowable interior level.*

- X 10.6-I 7** Encourage the use of open space, parking, accessory buildings, and landscaping to buffer new and existing development from noise. Use sound walls when other methods are not practical or when recommended by an acoustical expert as part of a mitigation program, consistent with back-up landscape treatments where residential subdivision back-up to roadways.

**Statement of Consistency Determination:** The Specific Plan land plan provides land uses that are consistent with the allowable noise levels identified in the City's General Plan. No planned residential or other sensitive sites are in areas that do not exceed acceptable noise levels. The Specific Plan incorporates major noise reducing features through the landform designs placed between the freeway and the proposed residential area.

## **CHAPTER 13 - TECHNOLOGY & TELECOMMUNICATIONS**

### **13.1 TECHNOLOGY & TELECOMMUNICATIONS --**

### **13.6 COMMUNITY APPEARANCE**

- X 13.6-I1** Where possible, screen above-ground telecommunications facilities from easy public view. This can be done by careful placement of facilities, installation of appropriate landscaping and other screening materials, and the use of "stealth" facilities that blend in with surrounding vegetation or buildings.
- X 13.6-I2** Encourage the grouping of facilities, such as multiple users on a single telecommunications tower or the placement of multiple towers in a single location.

**Statement of Consistency:** The proposed Specific Plan provides adequate space to ensure provision of technology facilities to new development areas through existing available corridors in the vicinity. The project would not impair any existing technology facilities nor prevent the extension of any new facilities into the Specific Plan area. Design guidelines are addressed through the Specific Plan policies to ensure attractive design to public and private facilities.