

# **APPENDIX B**

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**INITIAL STUDY**

**CITY OF VACAVILLE**  
**Initial Study**  
**Environmental Checklist Form**

1. Project title: Vanden Meadows Specific Plan and Development Project
2. Lead agency name and address: City of Vacaville  
Planning Division  
650 Merchant St.  
Vacaville, CA 95688
3. Contact person and phone number: Fred Buder  
Planning Division  
(707) 449-5140  
FBuder@cityofvacaville.com

4. Project location:

The Vanden Meadows Specific Plan and Development Project (Proposed Project) area is located within the boundaries of a 265-acre site, which encompasses a 28-acre site currently owned by the Travis Unified School District (TUSD), located within unincorporated Solano County adjacent to the southern boundary of the City of Vacaville (City). The Proposed Project is located approximately 2.6 miles southeast of central Vacaville and 25 miles southwest of Sacramento. The Proposed Project is surrounded on the west and north by residential development and on the east and south by agricultural land. Union Pacific Railroad (UPRR) tracks are oriented northeast to southwest, and are adjacent to the Proposed Project site to the east.

Project Address: 5642 Vanden Road, Vacaville, California 95687

County: Solano County

APNs: 136-110-130 and -140; 136-140-010, -020, -090, -120, -130, and -140

USGS Quad: Township 6 North, Range 1 East, Section 30  
Elmira USGS 7.5-minute topo quadrangle (1980).

Long./Lat.: Centroid of the study area: 38.31269 degrees North, 121.94903 degrees West

5. General plan designation: Schools – Proposed Junior High (jh); Residential – Estate (RE), Low Density (RLD); Agricultural Buffer (AB)
6. Zoning: Community Facilities (CF); Residential Estate (RE); Residential Low Density (RLD); Residential High Density (RHD); Residential Moderate Density (RMD); Residential Low to Moderate Density (RLMD)

7. Description of project:

The Proposed Project consists of the annexation of the 265-acre project site and the approval and implementation of a specific plan for the property that would result in the development of 939 single-family clustered and multi-family units, a 28-acre school site, 6-acres of park, connecting pedestrian trails, and a bike station. The components of the Project are summarized in **Table 1**, described in detail below.

**TABLE 1:  
PROPOSED PROJECT SUMMARY**

<b>Proposed Land Use</b>	<b>Number of Units/Area/Square Feet</b>
Low Density Housing	443 units/ 116.87 acres
Moderate Density Housing	306 units/ 49.19 acres
High Density Housing	192 units/ 8.17 acres
<b>Total Residential</b>	<b>939 units/ 174.23 acres</b>
School(s)	28.41 acres
Park	7.42 acres
Roadways, Trails, and Landscaping	39.29 acres
Detention Basin (existing)	17.01 acres
<b>Total Proposed Development</b>	<b>265.6 acres</b>

Source: Philippi Engineering, Inc, 2010; AES, 2011.

**Residential Units**

The Proposed Project proposes to develop 939 single-family, clustered and multi-family units. The City of Vacaville General Plan policies indicate that development in outlying areas must provide a minimum of 25% moderate density housing to increase the City’s existing moderate density housing which is currently at approximately 20%. The Proposed Project would include a total of approximately 33% moderate density units, including a cluster/courtyard development and other small lot single family residential units. It will also provide approximately 21% high density housing with the inclusion of an apartment site.

**School Facilities**

The TUSD has acquired a 28-acre site in the Vanden Meadows area and identified it as a future site of one or possibly two schools. The TUSD is currently conducting studies to determine if they will build a middle school and an elementary school or one K-8 grade school. The District Master Plan calls for this school to be built in 3-5 years (approximately 2012-2014) depending on the rate of build-out of the Proposed Project and the Southtown Project directly to the north.

### **City Park**

Development of the Vanden Meadows area will result in the construction of a new 7-acre park adjacent to the proposed school site. A joint use agreement between the TUSD and the City regarding this park may be implemented to increase its usability and functionality.

### **Trail System**

Approximately four miles of trails will be constructed throughout the project site to provide a pedestrian-friendly connection between the residential areas, park, school(s) and the Southtown Trail System to the north. These trails, along with the park and landscaping, comprise 30.38 acres of dedicated open space and recreational area.

#### 8. Surrounding land uses and setting:

The Proposed Project site is located within the Urban Growth Boundary of the City and is identified within the City's Municipal Service Review and Comprehensive Annexation Plan (City of Vacaville, 2004) as Site K – Vanden South of the identified near-term growth areas of the City. Properties immediately surrounding the project site include the new Southtown Housing Project to the north and existing residential developments to the west. The UPRR borders the property to the east and southeast. A golf course is located to the east of the UPRR tracks, but otherwise, the area east and southeast of the Project site is agricultural land, mainly used for hay and wheat crop production and cattle grazing. The properties to the east and south of the project site are not within the City limits of Vacaville. Solano County land use designations surrounding the project site consist of agriculture to the immediate south and east (Solano County, 2008).

#### 9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

### **City Of Vacaville**

- Specific plan, Zone Change, Annexation, Tentative Map, and Planned Development approval.
- Certification of the EIR for the Vanden Meadows Project under the requirements of the California Environmental Quality Act (CEQA), as amended.
- Adoption of a Mitigation Monitoring Plan for the Proposed Project that incorporates the mitigation measures identified in the EIR.
- Approval of a Use Permit from the City's Community Development Department for construction of the Proposed Project.

### **Travis Airport Land Use Commission (TAULC)**

- The Proposed Project will need to be consistent with the Travis Land Use Plan.

**Travis Unified School District (TUSD)**

- The Proposed school site location and area will need approval by the TUSD.

**Solano Irrigation District (SID)**

- The Proposed Project site or portions of the Proposed Project site will need to detach from the SID.

**Solano Local Agency Formation Commission (SLAFCO)**

- Annexation of the Proposed Project site into the City of Vacaville will require approval by the SLAFCO.

**California State Department of Fish and Game (DFG)**

- Any impacts to state-listed species such as burrowing owls or swainson's hawks will require permitting from DFG.

**Section 404 Permit from the U.S. Army Corps of Engineers (Corps)**

- Construction of the Proposed Project may result in the filling of wetlands and other waters of the U.S. under the jurisdiction of the Corps. The Corps regulates the nation's waterways and wetlands, and is responsible for implementing and enforcing Section 404 of the federal Clean Water Act (CWA). Corps regulations require that any activity that discharges dredge or fill material in "waters of the U.S.," including wetlands, must obtain a Section 404 Permit

**Section 401 Water Quality Certification and Section 402 National Pollutant Discharge Elimination System Permit from the Regional Water Quality Control Board (RWQCB)**

- The State Water Resources Control Board and the RWQCBs promulgate and enforce narrative and numeric water quality standards in order to protect water quality and adopt and approve Water Quality Control Plans. The State Board and the RWQCBs also regulate discharges or harmful substances to surface waters, including wetlands, under the federal CWA and the California Porter-Cologne Water Quality Control Act. If issuance of a Section 404 permit is required, it will be subject to water quality certification under CWA Section 401.
- If Project construction results in one (1) acre or more of ground disturbance, it will be subject to preparation of a Notice of Intent and a Stormwater Pollution Prevention Plan (SWPPP) under CWA section 402.

**Section 106 of the National Historic Preservation Act Compliance**

- For projects with federal funding, permits or approvals, the National Historic Preservation Act of 1966 (NHPA), as amended, includes provisions for protection of significant archaeological and historical resources. The administering agency for Section 106 is the federal lead agency and the State Historic Preservation Officer (SHPO).

**Section 7 Consultation under the Federal Endangered Species Act**

- Under Section 7 of the federal Endangered Species Act (ESA), the federal agency that is conducting, funding, or permitting an action (i.e., Corps) must consult with the U.S. Fish and Wildlife Service (USFWS) to ensure that the proposed action will not jeopardize endangered or threatened species or destroy or adversely modify designated critical habitat.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                    | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality              |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology / Soils          |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality          | <input checked="" type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              | <input checked="" type="checkbox"/> Land Use / Planning      |
| <input checked="" type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Population / Housing     |
| <input checked="" type="checkbox"/> Utilities / Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> Transportation / Traffic |

**DETERMINATION:** (To be completed by the Lead Agency)

On behalf of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in a earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Planner’s Signature

\_\_\_\_\_  
Date

Fred Buderl, City Planner  
Planner’s Printed name

City of Vacaville  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS:

### Introduction

Pursuant to Section 15063 of the California Environmental Quality Act Guidelines, a brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the projects outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

### Evaluation Terminology

The following terminology is used to describe the levels of significance for impacts identified for each resource area discussed in the checklist presented in **Section 4.6**.

- A conclusion of ***no impact*** is used when it is determined that the Proposed Project would not adversely impact the resource area under evaluation.
- A conclusion of ***less than significant impact*** is used when it is determined that the Proposed Project’s adverse impacts to a resource area would not exceed established thresholds of significance.
- A conclusion of ***less than significant impact with mitigation*** is used when it is determined that mitigation measures would be required to reduce the Proposed Project’s adverse impacts below established thresholds of significance.
- A conclusion of ***potentially significant*** is used when it is determined that the Proposed Project would cause a substantial, or potentially substantial, adverse impact on the resource area.

<b><u>I. AESTHETICS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A and B:** There are no scenic vistas or scenic resources located within the project area. Therefore, the Proposed Project would not have an adverse effect on a scenic vista or substantially damage a scenic resource. No further evaluation of these issue areas is required.

**Questions C and D:** The Proposed Project would result in the development of residences, school(s), and associated infrastructure on approximately 238-acres of semi-rural agricultural land. This would significantly alter the visual character of the site. The project would also create a new source of light and glare. These issues will be addressed in the Visual Resources chapter of the EIR.

<b><u>II. AGRICULTURE AND FORESTRY RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the forest and Range Assessment Project and the Forest Legacy Assessment Project; the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
a) Convert Prime farmland, Unique farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A, B, and E:** A portion of the project site is currently zoned for agricultural purposes, including an agricultural buffer that extends into the Proposed Project site from the east. A complete analysis of impacts to agricultural resources will be included in the EIR.

**Questions C and D:** There is no forest land located on the Project site and therefore there would be no impacts to forestry resources.

<b><u>III. AIR QUALITY</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable neat increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A-E:** Construction activities and related traffic would result in air quality emissions that may exceed established standards. Sensitive receptors may be impacted and objectionable odors may be created. A complete analysis of impacts to air quality will be included in the EIR.

<b><u>IV. BIOLOGICAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A, C-F:** Construction of the Proposed Project would result in potential habitat loss and impacts to wetland areas and wildlife corridors. The project site is located within an area covered under the Draft Solano Habitat Conservation Plan. A final administrative draft of this document was released in August 2009; however, the plan has not been adopted. Consistency with the recommendations and conservation strategies within the administrative draft plan will be discussed in the biological resources chapter of the DEIR. Impacts to biological resources will be addressed in the EIR.

**Question B:** Construction of the Proposed Project would not result in adverse effects on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The two sensitive communities identified in the Biological Resource Assessment (Davis Environmental, 2009) are not present on the site, nor are there any streams supporting riparian vegetation present.

<b><u>V. CULTURAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A-D:** During site construction, there is the potential to uncover significant cultural resources. Impacts to cultural resources will be addressed in the EIR.

<b><u>VI. GEOLOGY &amp; SOILS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
<ul style="list-style-type: none"> <li>▪ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map as issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Strong seismic ground shaking?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Seismic-related ground failure, including liquefaction?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Landslides?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Questions A-C:** Potential impacts associated with seismic hazards and soil erosion will be addressed within the EIR.

**Questions D-E:** The site is not located within an area susceptible to landslides or expansive soils. Additionally, the project does not propose the use of septic tanks or alternative wastewater treatment systems. Further analysis of these issues is not required.

<b><u>VII. GREENHOUSE GAS EMISSIONS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A-B:** Construction and increased vehicle use associated with the Proposed Project could result in potentially significant impacts. Potential impacts associated with greenhouse gas emissions will be addressed within the EIR.

<b><u>VIII. HAZARDS &amp; HAZARDOUS MATERIALS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Questions A-C, E, and H:** Impacts relating to hazards and hazardous materials could occur during construction or operation of the Proposed Project. An analysis of impacts associated with hazards and hazardous materials will be included in the EIR.

**Questions D, E, G:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Operation of the Proposed Project would not emit hazardous materials nor result in a safety hazard for people residing or working in the vicinity of a private airstrip. The implementation of emergency response or evacuation plans would not be interfered with as a result of the proposed project. These effects are therefore not considered within this EIR.

<b><u>IX. HYDROLOGY &amp; WATER QUALITY</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Questions A-J:** Implementation of the Proposed Project would introduce impervious surfaces and alter the existing drainage pattern of the project site. Construction activities and operation on the project would create the potential to impact water quality. Impacts associated with hydrology and water quality will be analyzed within the EIR.

<b><u>X. LAND USE &amp; PLANNING</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question A:** The Proposed Project would not divide an established community. Further analysis of this issue area is not required.

**Question B:** Consistency with local planning documents and compatibility with surrounding land uses will be discussed in the EIR.

**Question C:** The project site is located within an area covered under the Draft Solano Habitat Conservation Plan. A final administrative draft of this document was released in August 2009; however, the plan has not been adopted. Consistency with the recommendations and conservation strategies within the administrative draft plan will be discussed in the biological resources chapter of the DEIR.

<b><u>XI. MINERAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Questions A-B:** No known mineral resources occur on the project site. The project would not result in the loss of availability of mineral resource that would be of value to the region. This issue will not be discussed in the EIR.

<b><u>XII. NOISE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Questions A-D:** Construction and operation of the Proposed Project may result in significant temporary and long-term increases in noise. These impacts will be addressed in the EIR.

**Questions E-F:** The project site is located within the boundaries of the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP). The project is consistent with acceptable uses defined within the LUCP for the Proposed Project zone and would not expose people residing or working in the project area to excessive noise levels. Further analysis of this issue area is not required.

<b><u>XIII. POPULATION AND HOUSING</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Question A:** The Proposed Project would result in the construction of 939 new housing units that could result in substantial population growth to the area. Implementation of the Proposed Project would require abandonment and demolition of dwelling units. These impacts will be addressed in the EIR.

**Questions B-C:** The project would not displace existing housing or people. Further analysis of this issue area is not required.

<b><u>XIV. PUBLIC SERVICES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response time or other performance objectives for any of the public services:				
▪ Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question A:** Development of the Proposed Project has the potential to increase the demand for public services, including law enforcement, fire protection, schools, and parks. These impacts will be addressed in the EIR.

<b><u>XV. RECREATION</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have been ad adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A-B:** Development of the project has the potential to increase the use of existing recreational facilities. These impacts will be addressed in the EIR.

<b><u>XVI. TRANSPORTATION/TRAFFIC</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase on either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A-B and F:** The Proposed Project would increase traffic both during construction and as a result of the construction of homes, which may result in congestion and decreased levels of service. These issues will be addressed in the EIR.

**Questions C-D and E:** The Proposed Project is not located near an airport and would not impact air traffic patterns. The Proposed Project would not substantially increase road hazards due to a design feature or incompatible uses. Street design within the Specific Plan area would be accomplished in accordance with State and local design standards. The adequacy of emergency service access would also comply with State and local design standards and would be reviewed as a part of the approval process of the project's detail plans to ensure compliance. Further analysis of these issue areas is not required.

<b><u>XVII. UTILITIES &amp; SERVICE SYSTEMS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Questions A-G:** The Proposed Project has the potential to impact storm water run-off and drainage, the demand for water supply infrastructure, and the demands on waste water treatment. Construction and operational waste and exported materials would be disposed of at the Hay Road Landfill. These impacts will be addressed in the EIR.

<b><u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environment effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Questions A-C:** The Proposed Project has the potential to significantly degrade the quality of the environment, would generate impacts that may be cumulatively considerable, and may have a substantial effect on human beings. These issues will be addressed in the EIR.