

## GREENTREE SPECIFIC PLAN AND DEVELOPMENT COMMENT CARD

April 25, 2019 Open House and EIR Scoping Comments

We are looking for your comments, questions, and input related to the proposed project to redevelop the former golf course into a mix of residential, commercial, and parks/trails.

Please write your thoughts below and drop this sheet off in the collection box before your leave. Or you can mail it to Christina Love, Associate Planner at 650 Merchant Street, Vacaville, CA, 95688. You can also email comments to [Christina.love@cityofvacaville.com](mailto:Christina.love@cityofvacaville.com).

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Residential - All single story to match surrounding & current neighborhoods. Let us know the plan on website

Leisure Town Road - Widen All way through on both sides - Two or more lanes w/ additional signal lights. Any streets without signal lights should have right turn in & right turn out only - No left turns onto Leisure Town Road unless there are signal lights.

Right turn lanes <sup>on Leisure Town Rd</sup> should be separated from ~~the~~ straight lanes with barriers. Currently the right turn lane onto Gilley is "an accident waiting to happen" as cars use it to speed up & get ahead of others instead of making a right turn.

No new traffic entrance onto Yellowstone. New development should enter exit onto Leisure Town - again right turns only if no signal lights

More details on website. Where are single story homes, townhouses, multi-family... However we want single story to match current communities.

Keep Maplewood residents informed! We moved here partly because of the golf course & Farm land - Open spaces

Thanks for the letter & input we did receive recently

Pete/melissa Woods 514 Yellowstone  
(707) 592-5056 mauoodsy@aol.com

## Environmental Concerns

- ① noise from new development & building/construction
- ② loss of natural habitat for wildlife = death/trama
- ③ emotional well-being of humans existing in the present area
- ④ huge increase in traffic/human population
- ⑤ increase in crime w/in area as it stands
- ⑥ loss of pre-existing trees & vegetation — open space
- ⑦ air-pollution from cars & other human factors

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How can you  
Put another  
Street in —  
Too much  
TRAFFIC!

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Way too many  
Houses - NO  
apartments please

Any way to get  
Spar to pay for  
any upgrades  
LTH might  
need?

Not enough  
access to  
Leisuretown Rd  
from 55+ residences  
for escape route

Another street  
is not acceptable  
as there will be  
too much traffic.

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TRAFFIC CONTROLS - SPEED BUMPS - ESP.  
ON YELLOWSTONE DRIVE - YELLOWSTONE  
IS USED AS A CUT THROUGH TO  
LEISURE TOWN ROAD TO ISO - EAST

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NO

- There is little open discussion at this Town Hall meeting. It seems clearly intended to avoid confrontation with those who have questions about the plans.
- The next meeting & there should be one - must include open discussion so the voices of Leisure Town are clearly heard.
- This meeting seems to be evasive action so the city can go ahead with its intentions.
- Park space is far too small.
- # All proposed streets should have roundabouts & several stop signs to curtail traffic speed & density.

**From:** golfcourseestatesvaca

[golfcourseestatesvaca@gmail.com](mailto:golfcourseestatesvaca@gmail.com)

**Subject:** THURSDAY AT TOWN HALL--IT'S YOUR  
TURN TO EXPRESS YOUR OPINION

**Date:** Apr 24, 2019, 7:47:38 AM

**To:** Marjorie Kelly

[golfcourseestatesvaca@gmail.com](mailto:golfcourseestatesvaca@gmail.com)

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**Tomorrow at Town Hall from 3-7 p.m. you may stop in to view the latest concept plan for Green Tree development and talk to city staff. It is your chance to ask about:**

- **Where are the options? Shouldn't there be different scenarios to choose from?**
- **Shouldn't traffic be routed out of Leisure Town (onto Orange and Leisure Town Rd) not into Leisure Town?**
- **The Vacaville General Plan says "Protect residential neighborhoods from through-traffic", Goal TR-6. Yet a street is planned to connect the eastern part of the development to White Sands routing traffic through an established neighborhood to Yellowstone.**
- **What used to be the golf course is zoned recreational. In a city short of park space why not keep precious open space?**

- **Why can't our city afford to build city parks as the city grows? Other cities do. Where is the money going?**
- **Where is Measure M money going? Wasn't this supposed to support city amenities?**
- **Why plan commercial in an age of growing internet purchases? Stores are closing and empty store fronts are everywhere.**
- **Should there be consideration of offices instead of commercial?**
- **How did Syar get to jump to the head of the line with other developments planned along Leisure Town and the urban reserve across LT Rd?**
- **Where pesticides have been sprayed for years there are grave environmental concerns as development kicks up dirt and dust.**
- **Where are upscale condo and townhouse options for 55+?**



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Regarding the EIR → Specifically Emergency Evacuations

1. What were the evacuation strategies and routes?
2. What impact will the addition of this number of homes, apts, vehicles have on the plan and evacuation routes?
3. What are the plans to have emergency personnel to travel against the evacuation traffic flow on this side of Vacaville?
4. What have we learned from the Paradise and Tubbs fires in terms of evacuation flow, early warning to elderly residents? Solano County Sheriff's office sends notices out on Twitter. Elderly people may not use Twitter or email notification. If notice to evacuate is door to door - how will emergency personnel penetrate traffic to get into these properties?
5. Now is the time to plan mass evacuations - before the disaster and while we are planning traffic flow.



Ken Cess

125 Mandarin Circle

Vacaville

925-980-4823

please add to  
mailing list

Kjc4par@aol.com

(NO twitter account

or

facebook

or

Snap chat

or ...

The City needs to contact citizens by email

(push technology)

rather than requiring citizens to poll down  
information.

We have other distractions and may  
lose touch with city planners timelines

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1. I wish a representative from Syarco & their developer had been here to answer questions
2. Thank you planners, for coming and sharing information with us and listening to us.
3. What are the projected impacts on current home owners' home values? Please use data to support your up or down analysis
4. Planning reps say 203 homes are currently planned, how were these numbers arrived at?
5. Who will shoulder the costs of the green strips between old & new homes? New HOA, old LT HOA, city? Who will have access?
6. Who controls the planning process: Syar, his developer, the Planning Commission?
7. I have deep concern re: road C. Traffic will probably be a problem for our older citizens. As I was told 55+ folks don't drive a lot, not as much as younger folks, a single access to Sequoia should be enough. Many seniors have limited vision & hearing, are sometimes unsteady, have weaker muscles. More traffic will be difficult for them.
8. I hope the bike/walking path between old GCE & new homes, will lead to that proposed park.
9. Why can't a road go directly to Lesire Turn Rd?

- 10 What are the plans for wildlife? Where did the biologist take the owls? When?
- 11 How will Sgar deal with the ground squirrels? I don't have much love for them but they are God's creatures & shouldn't be poisoned
12. If Swainson's hawks are nesting on the old golf course - they were last year - how will they, as CA endangered species, be cared for if moved/impacted? When the upgrades to the Elmira sewage plant were done, observers from Sacramento came elsewhere, including me, made sure the nesting hawks were not bothered.
- 13 Is a biologist still employed by Sgar?
14. Who employed the people to tag the burrowing owls 2 years ago?
15. Having clear spaces, parks, and walking trails is very IMPORTANT!
- 16 Keeping single story, 55+ homes behind the existing homes is also very IMPORTANT!
- 17 A dog park would be nice but not at the expense of the proposed park near GC E.
- 18 Any thoughts re: 9 hole, short hole, golf course or putting greens or driving range?
19. My lot in Golf Course Estate is 1/4 acre. None of the new lots appear to be any where that large. What about the statement we've heard that lot sizes & home size will be comparable?
- 20 The residents of GC E paid a premium for their homes. Do we get "down the drain?"
- 21 There are NO short-hole courses in Fairfield, Vacaville, or Dixon.

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I'm Dennis McGarvey 442 Pepper Ct, Vacaville <sup>707</sup> 451-3940  
About 2001 we had heavy rains, I got off work about 3:00 AM that January night. The Creek was only down 1-1/2 feet, and from Nut Tree Rd. each of the Leisure loop streets had heavy gutter flow, the next was deeper yet, each one deeper; over sidewalk, up more on lawn; I turned on Green Tree to Ponderosa to our house on Pepper Ct. I told the wife I had to do something, I took my old Pismo Beach/~~San~~ San Luis Obispo, CA Cal Poly Clamming Pitch-fork out and went out between knee & waist deep cleaning gutter/Street drains, to improve the water's way out & away (still pre-dawn). I was knocking on doors to wake people up, because their cars parked on the streets were beginning to leak deep water in to their car foot wells, and I had only worked the upper 30-35% of Yellowstone from Nut Tree Rd. and it only got Deeper the farther into Leisure Town you went. I woke up a corner house, because the water was at their front Door threshold. About dawn, still raining, I noticed my drain cleaning was No longer helping the Deep water to swirl-down the drains; (this was the Upper 1/3 of Yellowstone) and then I found the drain was now bubbling-up (instead of taking water down-away). Leisure Town is the low end of Vacaville & it's creeks, and up town water was then pushing up in to lower Leisure Town. I Prayed: told God

- I was cold, wet, tired, and hungry; that I had done all I could to help, I'm going home where the sidewalks were never threatened; and God, the rest is up to you; and about an hour later the rain stopped.

I had asked 3 of my neighbors, at 3:00 AM if could help? 2 had good reasons not to; the other had a Tall Pickup truck, and he was able to shuttle ~~the~~ Leisure Town Nursinghome Shift-Change workers in and out. My wife, a Bus driver took our pick-up truck and was only able to drive about  $\frac{2}{3}$ 's the way towards Leisure Town community center and had to turn back.

As a local school bus driver, my wife, before we were married, says she remembers a time pre-2000 that she delivered a handicap student to our very current house (not bothered in this 2001? storm) but then the street water was half way up our driveway when she delivered that student to their/now our house.

Dig the flood basins Bigger and Deeper; and use the dirt to ellevate the housing construction lot pads.

I'm 70, and learned most of this in my Lodi High School Agriculture class, about 1966.

California's Forests, Climate Change, & Rising Ocean; Solution

The Ocean has 2 High-tides & 2 Low-tides each day. The rich farming soils of the Delta Islands near Stockton, Ca. for the past 100 years at times the farmers pumping to irrigate, have gotten ocean High-tide salt water. Calif. "Was" in the past, blessed with adequate snow & rain, dams/lakes were built all thru the Sierra Nevada Mountains to do planned water releases enough to flush the salty ocean water out past the Delta into San Francisco Bay. This is still done, up to today; Now causing a Fresh water shortage! In the 1940's & 50's the State of Calif. & the Federal Government (because of ship channels) "rejected" 3 or more plans (Reber Plan, was-1), to dam out the salty ocean water in or near the San Francisco Bay to conserve Calif.'s Fresh water; (like the Mississippi River; flushing sewage, industrial & agricultural chemicals from the whole central USA to the ocean, with square miles of ocean Dead Zone); was probably the over bearing reason, to keep wasting Calif.'s Fresh water.

Now with a whole foot or more, here now, of (then unexpected) polar ice melt Ocean Rise that is increasing, "& more rapidly"; while Calif. is now getting noticeably Less "Climate Change" precipitation, We need a New & different Water Plan! The old (rivers for sewage) plan, to also fight the Higher Ocean Salt Water, Wastes now even more of Calif.'s "Fresh Water", when there is less, then requires increasing water conservation (less lawns-to more desert-ish rock gardens; less agriculture, pulling out orchards & denying row crops = 's less jobs, higher prices, & a Hotter/dryer Central Valley atmosphere = 's more Intense Forest Fires). On a sunny summer day in or near Sacramento or Fresno would you rather spend 1-10-90 minutes on a green lawn under any tree, Or that same time in the middle of a rock garden or unwatered dry open field with No trees? And which scenario/seen puts more cooling water/humidity into the air (also helps form clouds & Rain), to cool & moisten Calif.'s Forests; versus drying them like a desert, to burn?

Calif. has 2 main valleys & 2 main rivers (Sacramento & San Joaquin) that currently flush wastefully into the ocean, 24 hours per day, 365 days per year, year after year; Lots of Fresh Water lost. Let's get smart, create jobs, & Use (even be able to squander) Fresh Water for lawns & to cultivate the whole Central Valley & beyond, which will cause elevated Humidity a benefit to California's climate improvement. Not as currently, our Fresh Water to the ocean with No climate benefit! Moisten, Humidify, Cool, Cause More Sierra Rain (Summer & winter), CA more productive, & Save Fire losses & Costs.

For the past 10-20 years with this start of Ocean-Rise & Storm-Serge I have been seeing TV-News reports of San Francisco Bay storm wave action at the foot of Market Street, crashing up onto Embarcadero Blvd. about 800 feet away from the under Market Street MUNI/BART subway entrances, that will soon (like the New York City hurricane) flood BART all 7 miles under The San Francisco Bay, unless we build adequate Sea-Walls 50 miles to San Jose, 50 miles back up the East Bay, all around Alameda, all around the North Bay, & what about Stockton & beyond.

The easier answer is 1) A Ocean-Rise control dam for 1 ½ miles across The Golden Gate under or near the bridge (ship-locks & fish ladder's"), probably intending a salt water Bay to maintain habitat. With a dam, no need for the around The Bay sea-walls. The plan can be either a 1, 2, or 3 dam system to separate & save the Fresh Water. 2) If a second dam: then either near the Richmond Bridge, or near the I-80 Vallejo Carquinez Bridge, to regulate a brackish water habitat for the Sturgeon fish, etc. 3) (my brother was uncomfortable, until he suggested) Having a 3<sup>rd</sup> dam just at the west of Pittsburg to separate & regulate the brackish area from the Saved Fresh Water for the Delta & whole State (all 3 dams with ship-locks & fish-ladders). What ever the number of dams, it/they will have to be equipped with adequate, probably numerous Storm Volume Evacuation Pumps, only moderate lift required (now 10-15 feet, in a century 20-60 feet, to get over Storm-surge & Ocean-rise elevation), mainly only critical at the first/Golden Gate Dam. Other Plan needs: as we have now, maybe more overflow-flood channels, planning more stream high water overflow basins (the Delta Islands if needed can serve this intermittent function and help them restore, they have oxidized/sunk 5-15 ft., Flooding is how the Delta developed), the inland 2 dams #2 & #3 during heavy rain or flow can open their ship-locks to gently use the whole Bay as 1-3 feet of (non storm-surge) over flow, for several decades we can do high water Ship-lock releases at low-tides, & lastly complete this Plan with it's Fresh Water use distribution canals/pipe lines/& pumps to get any high Valley storm water out to it's use locations (& maybe Tulare Lake, Salton Sea, etc.).

Now we can Green, cool, Humidify, Cause more Rain & Snow, produce more Agriculture, jobs, & more income for the whole State; almost too-much Fresh Water, reduce reservoir releases & hold more water longer into or thru the summers in the mountain lakes, all together will help reverse our rate of Forest Fires back similar to the 1960's. Plenty of Water for lawns..., trees, orchards, row-crops, Los Angeles & beyond; maybe Las Vegas (now having Colorado River Global-Warming water shortages, refill Lake Mead/Hoover Dam); & Re-charge CA Central Valley Ground-Water, Fresh Water back down the same wells, "not" the sewage water that the State & Federal governments are now talking of doing (now pumped out so low it is causing land subsidence, damaged roads & bridges, abandoned houses & communities on dry wells, & the Calif. Aqueduct sunk about 20 feet & required Re-engineering). Fracking, probably with toxic chemical wastes (maybe nuclear, to get rid of it, underground) should be a "High-crime" against our ground water! By not wasting our rivers waters; & instead Using it to Green & Humidify the whole Central Valley & beyond, causing More Rain & Snow, we will be smart, productive, employed, & probably Reduce Fire Intensity saving our Forests, Lives, & Insurance costs. Not drying, heating, & turning our whole state into a burnt Hot desert.

We will have to evaporate & treat very well all our citie's sewages; then truck some parts of it if it has any beneficial uses, & the bad parts (Not into the ground or any river) pipe, canal, &/or truck the balance to the ocean (or to a smarter treatment or use). Maybe use it as fertilizer on Bio-diesel-fuel plant crops, Ethanol/corn; &/or as powdered dry Diesel fuel for electric generation (as the very first Diesel Engine did in Germany, designed & ran on powdered highly organic Peat-soil / "dust"), then scrub the exhaust.

If this has merit, Share it !

Fax, photocopy, phone photo, etc, with others & to high important people in positions.



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Respectfully -

Initially the plan was only Senior Housing  
would border Leisure Town

I am a Grand Canyon Dr resident. Behind me  
is now considered "high density" - apartments

So the apartments will look into my back yard.

This is ridiculous! Why can't the apartments  
be put in an area that doesn't overlook our houses?  
Why can't the zoning be single family homes  
on one level? We were told that the housing  
around ~~to~~ existing L.T. homes would be one  
level, then fan out to housing for everyone

This plan looks pretty serious.

Are you planning on making any changes  
before you present to the City Council?

Why can't part of the housing next to Leisure  
Town be Senior Housing - townhomes,

Residential 1, Residential 6 should be senior housing

Please consider changing zone of  
Res 1 and Res 6 to Senior Housing  
That way the park and lake back up to  
Monterey Dr (Senior)  
Residential 6 back up to Grand Canyon Dr.

Teresa Cospes

707-628-9134

trcospes1965@gmail.com

Where's the 50 feet?  
↓

YELLOW

COURT A

1 2 3 4 5 6 7 8 9 10

TETON DRIVE

11 12 13 14 15 16 17 18

WHITE SANDS DRIVE

STREET C

131

132

133

134

135

147

148

149

GCE needs access!

Remove this Road!

This new street will be bad for the peace & quiet of GCE. Too much traffic.

No No Comm. Just connect street white

WE HAVE HAD TO HAVE THIS STREET DELETED EVERY TIME. PLEASE HEAR US

ULATIS CREEK

141

142

143

159

157

158

192

191

190

189

Remove it!



RT between  
houses

Where are  
the paths?

No Pedestrian  
Paths  
Behind  
Houses.

No homes  
here

50 Foot  
Buffer  
Open Space  
Behind  
Houses

130' Buffer  
between  
lot  
development  
Not 50' Buffer

Stop Sign  
Signal on  
Yellowstone

Yellowstone

LAND	
[Light Green Box]	LAND USE 50' x 100'
[Yellow Box]	70' x 100'
[Dark Green Box]	PARK
[Medium Green Box]	OPEN SPACE / TRAIL CORRIDOR
[Light Green Box]	DETENTION BASIN / WATER QUALITY
[Light Green Box]	LEASER TOWN ROAD DEVELOPMENT
[Light Green Box]	RIGHT OF WAY / ROAD
[Dark Green Box]	TOTAL

NOTE:  
DENSITY: 2.6 LOTS / GROSS ACRE



Pl+ spaces between houses

Where are the parks?

Stop... on... on... on

NOTE DENSITY

Not shown  
between  
road + new  
pavement

Stop sign  
or sign  
signal on  
Yellowstone

How is traffic  
going to  
affect  
Yellowstone?

LAND USE	
	80' x 100'
	70' x 100'
	PARK
	OPEN SPACE / TRAIL CORRIDOR
	DETENTION BASIN / WATER QUALITY
	LEISURE TOWN ROAD DEDICATION
	RIGHT OF WAY / ROAD
	TOTAL

NOTE:  
DENSITY: 2.6 LOTS / GROSS ACRE

198

100%





No Houses,  
Put SW 2nd  
Hole Course  
Recreational

DETENTION BASIN/  
WATER QUALITY  
4.8 AC

LEISURE TOWN ROAD

LEISURE TOWN ROAD  
DEDICATION  
0.9 AC



Realign  
Sequoia Dr  
Maple Dr.

This  
area  
should  
be the park

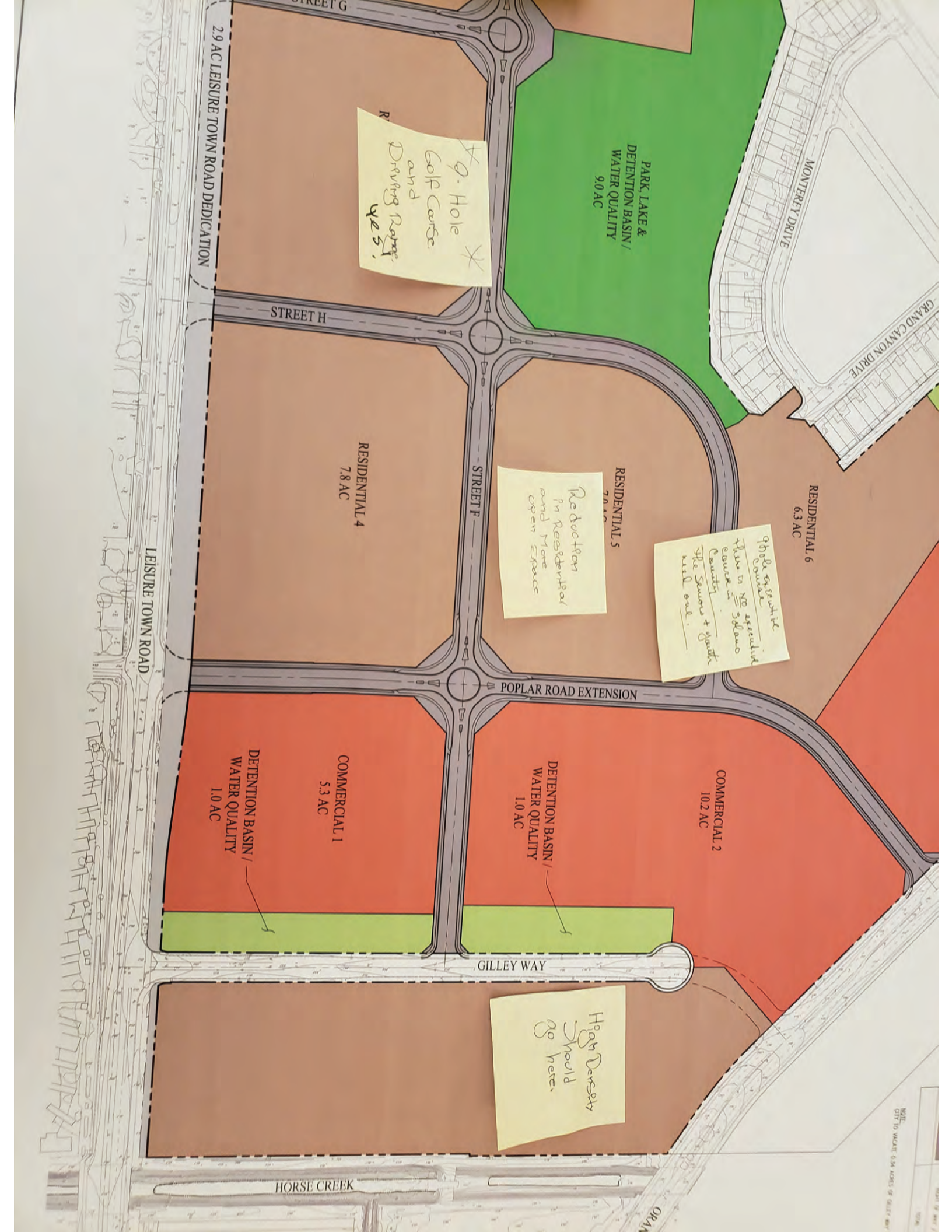
More Park  
and less  
residential

Park  
→ Commercial  
→ Residential

FIRST  
PERSON PLAY  
Non development AD

\* 9-Hole  
\* Golf Course  
and  
Driving Range  
2025.





9. Hole  
and  
Golf Course  
and  
Driving Range  
yes.

Reduction  
in Residential  
and More  
Open Space

9 hole executive  
course.  
Move to the executive  
course in the same  
County.  
The Swans + youth  
will end.

High Density  
should  
go here.

GREEN TREE DRIVE

No homes here narrow!

COURT A

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

WHITE SANDS DRIVE

50 ft  
100 ft

COURT B

- 131
- 132
- 133
- 134
- 135
- 136
- 137
- 138
- 139
- 140
- 141
- 142
- 143

50 ft

TETON DRIVE

- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

STREET C

- 144
- 145
- 146
- 147
- 148
- 149
- 150
- 151
- 152
- 153
- 154
- 155
- 156
- 157
- 158
- 159

STREET C

- 19
- 20
- 21
- 22
- 23

COURT C

- 161
- 162



New Street  
Leisure Town Rd

Small Golf Course  
No Houses

DETENTION BASIN/  
WATER QUALITY  
4.8 AC

PARK  
2.6 AC

NOTE:  
DENSITY: 2.6 LOTS / GROSS ACRE

LAND USE	RIGHT OF WAY / ROAD	TOTAL
60' x 100'		
70' x 100'		
PARK		
OPEN SPACE / TRAIL CORRIDOR		
DETENTION BASIN / WATER QUALITY		
LEISURE TOWN ROAD DEDICATION		



PARK, LAKE &  
DETENTION BASIN /  
WATER QUALITY  
9.0 AC

DETENTION BASIN /  
WATER QUALITY  
3.5 AC

buffer space  
single story  
worried about  
existing cart  
path - dont  
connect

RESIDENTIAL 5  
7.0 AC

RESIDENTIAL 6  
6.3 AC

COMMERCIAL 3  
7.9 AC

COMMERCIAL 2  
10.2 AC

DETENTION BASIN  
WATER QUALITY  
1.0 AC

STREET F

STREET H

POPLAR ROAD EXTENSION

ORANGE DRIVE

at least  
green space  
should be  
considered for the  
Garden Homes that  
back up to the G.C.

Where's the  
Parks?

PARK

9 acre  
park for  
100  
residents

Parks/walking  
trails to leisure walking  
separate from  
Town Home (commercial)  
high density  
Housing  
Stamens

PARK

More Park  
less  
housing



RESIDENTIAL 2  
10.0 AC

PROPOSED CITY SEWER  
PUMP STATION 1.0 AC  
(EXISTING EASEMENT 4454 SF)

sewer pump area  
at end of sequoia  
& Leisure town  
road is very  
smelly -  
upgrade?

RESIDENTIAL 3  
6.6 AC

2.9 AC LEISURE TOWN ROAD DEDICATION

RE TOWN ROAD

RESIDENTIAL 4  
7.8 AC

STREET H

STREET F

STREET H

STREET G

SEQUOIA DRIVE

Why do  
we do

ORANGE DRIVE

GILBEY WAY

COMMERCIAL 2  
10.2 AC

DETENTION BASIN /  
WATER QUALITY  
1.0 AC

COMMERCIAL 3  
7.9 AC

POPLAR ROAD EXTENSION

STREET H

ENTIAL 6

ENTIAL  
0 AC

PARK

Parks?  
walking trail

PARK

at least a 50'  
green space  
should be for the  
Garden Homes that  
back up to the GC.

Where's the  
Parks?

Retention pond  
Stink and  
mosquito's  
in our  
Back yard

Danger  
Hazard  
Walking  
trails

• parks/walking  
trails to leisure  
separate from  
Town Home  
high density/commercial

9 new  
parks

ORANGE DRIVE

HORSE CREEK

Why do you  
close off Hillyard?

GILLEY WAY

COMMERCIAL 2  
10.2 AC

DETENTION BASIN /  
WATER QUALITY  
1.0 AC

COMMERCIAL 1  
5.3 AC

DETENTION BASIN /  
WATER QUALITY  
1.0 AC

POPLAR ROAD EXTENSION

STREET H

STREET F

RESIDENTIAL 4  
7.8 AC

RESIDENTIAL 6  
7.0 AC

RESIDENTIAL 5  
7.0 AC

STREET H

PARK

PARK

What's the  
Parks?

at least a 50'  
green space  
should be for the  
gardens for the  
back up to the G.C.

How  
They

ATION





ION BASIN/  
R QUALITY  
0 AC

STREET A

25 26 27 28 29 30 31 32

E TOCZ  
' BETWEEN  
IT IS  
25'

HITE S

needs

PROBLEM  
IS STANDING WATER  
ALONG 7TH FAIRWAY

NO LIGHTS

GET IN  
SPACES

ed  
ent path  
Grand Canyon  
to prevent it  
becoming a  
bite path  
a  
year for  
our cars  
at the end of  
Grand Canyon

Need a street  
from St B  
to  
Leisure Town

lot sizes too  
small

RUSHMORE DRIVE

COURT F

STREET A

94 93 91 90 85 84 83  
89 86 88 87 130

33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 52 53 54

STREET A

COURT D

166 167 168 169

186 185 184 183 182 181 180

STREET B

PARK  
2.6 AC

DETENTION BASIN/  
WATER QUALITY  
8 AC

LEISURE TOWN ROAD

NOTE:  
DENSITY: 2.6 LOTS / GRO

YELLOWSTONE DRIVE

RETENTION BASIN/  
WATER QUALITY  
4.0 AC

Neighborhood  
Park!  
1/12 AC

15 16 17 18

STREET C STREET A RUSHMORE DR

No connecting  
street  
to  
white  
seeds

WE WERE TOLD  
ABOUT 50' BETWEEN  
LOTS NOW IT IS  
ACTUALLY 25'

MOCKERS PROBLEM  
IS STANDING WATER  
ALONG 7<sup>TH</sup> FAIRWAY

street  
had for  
GCE  
traffic

HAVE ASKED  
IF THIS  
DELETED  
TIME 7/3

GCE needs  
access!

no LIGHTS

ove it!

Grand Canyon  
to prevent it  
becoming a  
bike path for  
Gov. Syar  
our car

156 157 159 158

193 192 191

COURT D STREET B

166 167 168 169  
170 171 172 173  
189 188 187 186 185 184 183 182 181 180 179

Not enough  
green space  
on 400  
of the

No  
street  
thru  
white  
Sands!  
how to  
White Sands!

TRAFFIC  
ISSUES  
NUTTREE  
TO SIDE

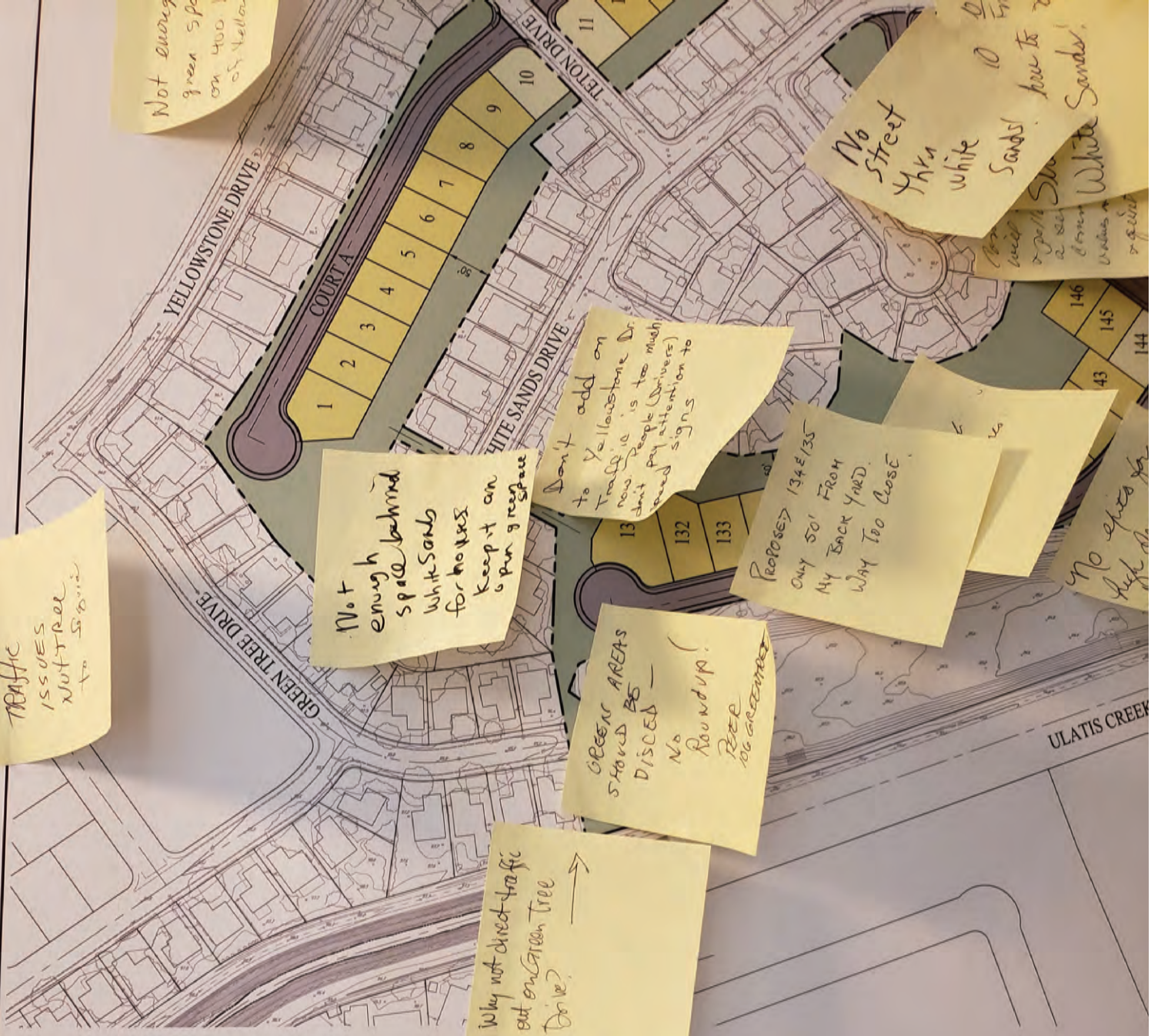
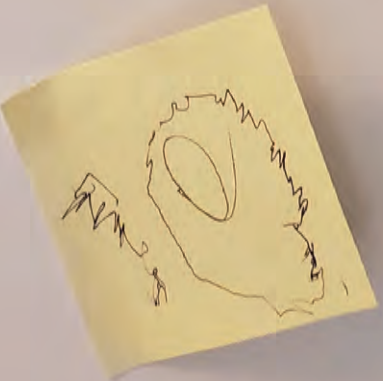
Not  
enough  
space behind  
White Sands  
for houses  
Keep it an  
open green space

Don't add on  
to Yellowstone Dr.  
now. People is too much  
put attention to  
road signs

PROPOSED 134E/35  
ONLY 50' FROM  
MY BACK YARD.  
WAY TOO CLOSE

GREEN AREAS  
SHOULD BE  
DISCED -  
NO  
Roundup!  
BEER  
106 GREEN TREE

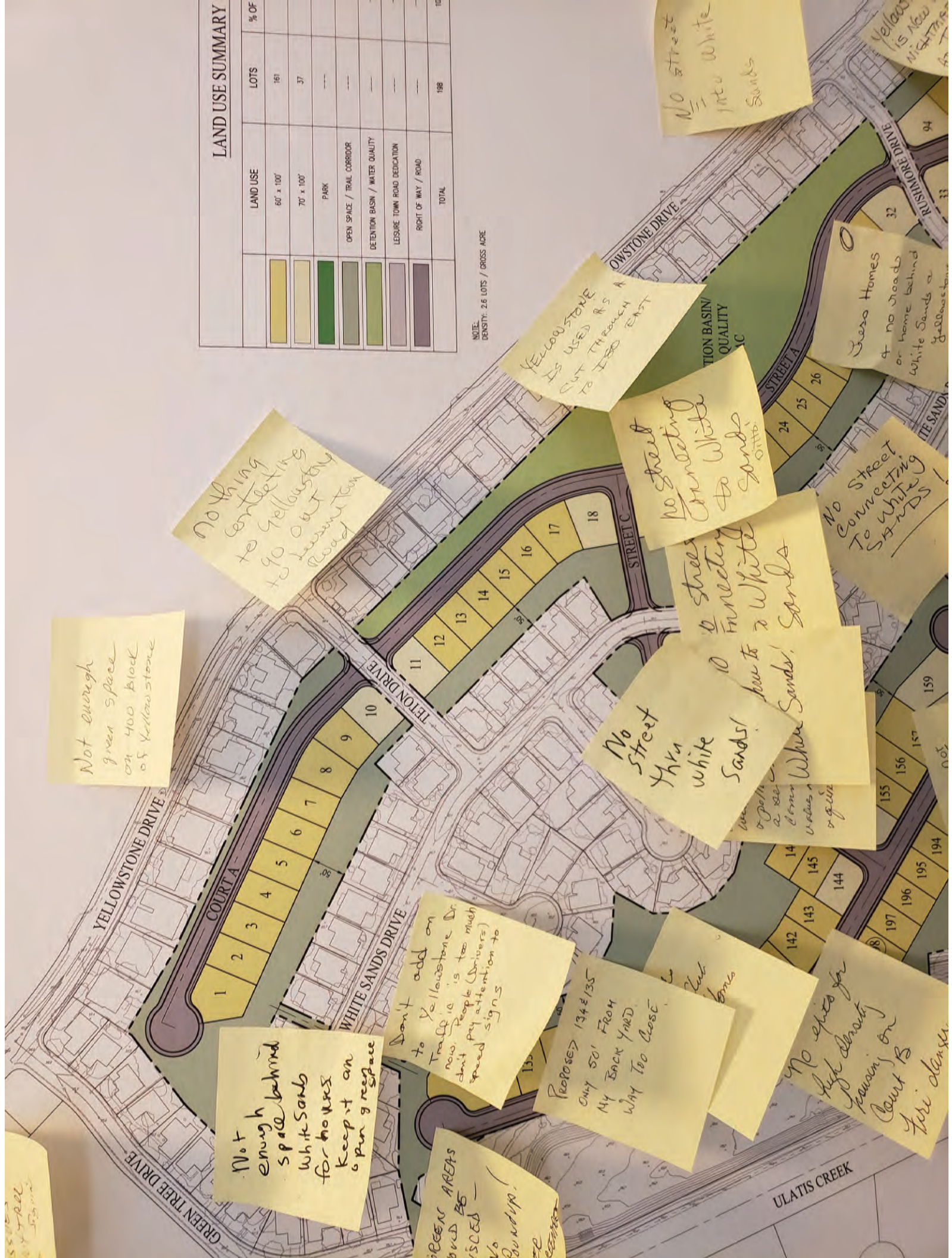
Why not direct traffic  
out on Green Tree  
Drive? →



LAND USE SUMMARY

LAND USE	LOTS	% OF
60' x 100'	161	
70' x 100'	37	
PARK	---	
OPEN SPACE / TRAIL CORRIDOR	---	
RETENTION BASIN / WATER QUALITY	---	
LEISURE TOWN ROAD DEDICATION	---	
RIGHT OF WAY / ROAD	---	
TOTAL	198	100

NOTE:  
DENSITY: 2.6 LOTS / GROSS ACRE



Not enough green space on 400 block of Yellowstone

Nothing connecting to Yellowstone to go out to busmin town

Yellowstone is used as cut through to I-80 east

No street connecting to White Sands

Buso Homes at no roads or home behind White Sands a Yellowstone

No street connecting to White Sands

No Street connecting to White Sands

No Street thru white Sands!

No Street thru White Sands!

Not enough space behind White Sands for homes Keep it an open green space

Don't add on to Yellowstone Dr now. People don't pay attention to speed signs

Proposed 134 & 135 only 50' from my back yard. Way too close.

No exits for light transit housing on Court B. Fire danger.

Green areas should be visited - No boundary!

No street into White Sands

Yellowstone is New

94

32

26

24

25

18

17

16

15

14

13

12

11

10

9

8

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5

4

3

2

1

159

157

156

155

144

145

143

142

196

195

194

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202

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204

205

206

207

NOTE: DENSITY: 26

YELLOWSTONE  
IS USED RD

VERS HOME  
+ NO ROADS  
OR HOME BEHIND  
WHITE SANDS &  
YELLOWSTONE

NO STREET  
CONNECTING  
TO WHITE  
SANDS

NO STREET  
CONNECTING  
TO WHITE  
SANDS!

What about the  
Wildlife?  
Will the burrowing  
owls, hawks, etc...  
be killed or displaced,  
leaving only the rats &  
mice to find new homes?

What are you  
going to do about

NO STREET  
CONNECTING  
TO WHITE  
SANDS

NO STREET  
THRU  
WHITE  
SANDS!

How to  
White Sands!

50' SPACE NOTE  
WITHOUT

PROPOSED 134 & 135  
ONLY 50' FROM  
MY BACK YARD.  
WAY TOO CLOSE.

NO SPOTS FOR  
HIGH DENSITY  
HOUSING ON  
COURT B  
FIRE DANGER

Make this  
like  
Zepher Rd

NO ROUNDUP!  
BARE

signs

Club  
homes

ULATIS CREEK

WATER QUALITY  
4.0 AC

STREET C

STREET A

THE SANDS DRIVE

STREET B

CURTIS

132

133

134

135

142

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156

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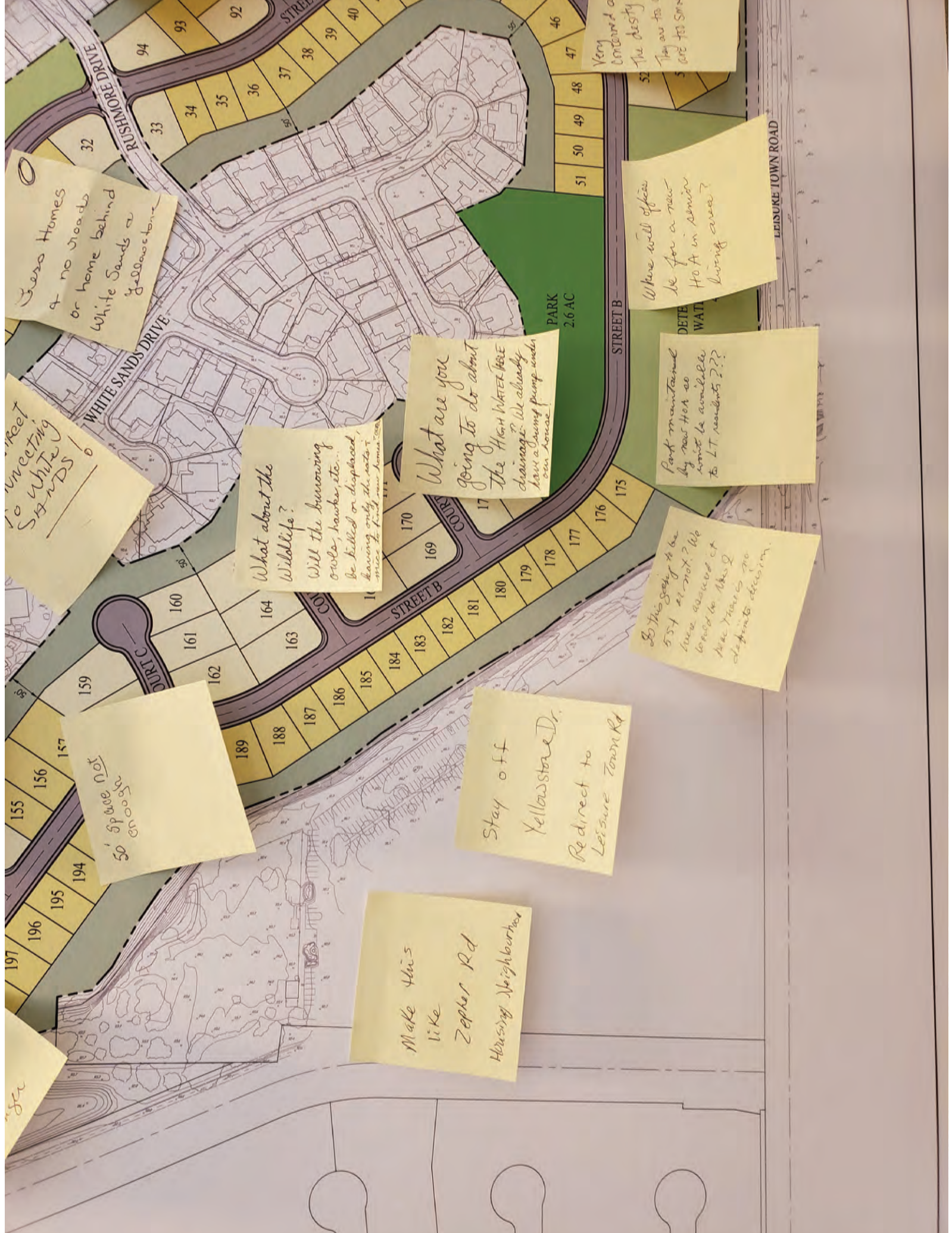
475

476

477

478

479



Bero Homes  
4 no roads  
or home behind  
White Sands a  
Yellowstone

Street  
to  
White  
SANDS!

What about the  
Wildlife?  
Will the burrowing  
owls, hawks, etc...  
be killed or displaced,  
leaving only the nests &  
nests to find new homes?

What are you  
going to do about  
the HIGH WATER TABLE  
drainage? We already  
have a sump pump under  
our house

Where will office  
be for a new  
HOA in senior  
living area?

Park maintained  
by new HOA so  
units be available  
to LT residents???

Is this going to be  
55+ or not? We  
were assured it  
would be 55+  
plus there is no  
definite decision.

50' Spine NO  
5000  
5000

Stay off  
Yellowstone Dr.  
Redirected to  
Leisure Town Rd

Make this  
like  
Zepher Rd  
Housing Neighborhood

Very  
concerned about  
The density of  
They are too close  
to the sand  
stone

LEISURE TOWN ROAD

STREET B

PARK  
2.6 AC

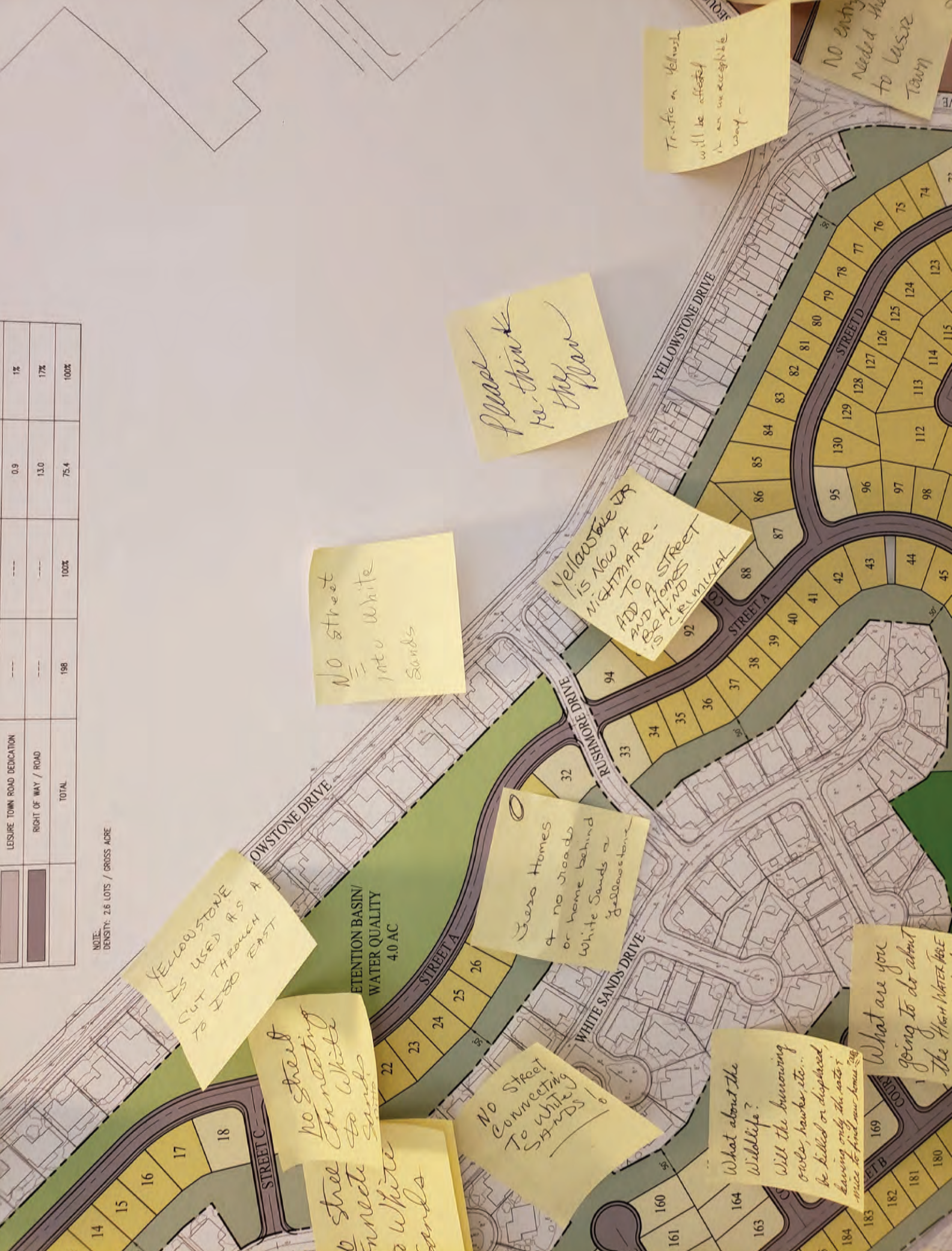
WHITE SANDS DRIVE

RUSHMORE DRIVE

STREET A

LEISURE TOWN ROAD DEDICATION	---	0.9	1%
RIGHT OF WAY / ROAD	---	13.0	17%
TOTAL	196	100%	100%

NOTE:  
DENSITY: 2.6 LOTS / GROSS ACRE



YELLOWSTONE IS USED AS A CUT THROUGH TO I-80 EAST

NO STREET connecting to White Sands

NO street connects to White Sands

NO STREET connecting To White Sands!

Zero Homes + no roads or home behind White Sands a Yellowstone

NO street into White Sands

PLEASE RE-THINK THE PLAN

Yellowstone DR IS NOW A NIGHTMARE - ADD A STREET AND HOMES BEHIND IS CRIMINAL

Traffic on Yellowstone will be affected in an unacceptable way -

NO entry needed then to leisure Town

What about the Wildlife? Will the burrowing owls, hawks, etc... be killed or displaced leaving only the rats? Make to find our homes

What are you going to do about the HIGH WATER ISSUE

Should  
be think  
they can

Traffic on Yellowstone  
will be affected  
in an acceptable  
way.

No entry  
needed through  
Town  
park

Street of houses  
could cause major  
traffic affecting  
residents because  
of narrow lanes

Yellowstone  
is now a  
nightmare -  
ADD  
AND A STREET  
ISLAND  
CIRCUINAL

We don't  
want any  
connecting  
roads in  
LT  
90 OUT MAIN  
Road  
DEDICATION  
0.9 AC

Very  
concerned about  
the density of roads.  
They are to close, lot  
are too small

These homes  
& no roads  
or home behind  
White Sands a  
Yellowstone

What are you  
going to do about  
The HIGH WATER TABLE  
drainage? We already  
have a pump pump road  
to house!

Where will office  
be for a rest  
room in house  
living area

Park maintained  
by new HOA as  
want to available  
to LT residents???

Street  
connecting  
to White  
Sands

What about the  
Wildlife?  
Will the burrowing  
owls, hawks etc.  
be killed or displaced  
during road construction?

Is this going to be  
554 at max? We  
are worried of  
the impact of  
the HOA on the  
park area





upset  
SENIORS on  
CANYON

Concerned  
about drainage  
for high density  
homes/apts built  
(flooding??)

Which are the  
please denotes  
for residential  
1, 2, 3, 4, 5, 6  
Except this

REDU  
RES

My focus is  
121 Monterey DR  
on 11 feet the  
It seems like the  
moving forward the  
drives forward  
10-15 feet from my  
bordered property

PARK, LAKE &  
DETENTION BASIN /  
WATER QUALITY  
9.0 AC

Who will be  
responsible for  
maintenance of  
private park of

All the Multis  
side/total be  
eye restricted 55+  
will they be 1 story  
or 2 or 3 story  
apartments.

Made, Popular  
Roads will be  
very negatively  
impacted by  
development of  
density. What  
happened to park

Where is the emergency  
evacuation plan in the EIR?  
How does it dovetail  
with current emergency  
plans for getting emergency  
equipment in while  
getting evacuees out?  
Sustainable  
DARKNESS GOING

Lake  
would be  
nice!!!

INITIAL 1  
AC

park here

No e  
needed then  
to leisure  
Town

Traffic on yellowstone  
will be affected  
in an unrecognizable  
way

Street off Laguna  
would cause major  
traffic affecting  
Laguna Town  
Residence

pl  
thin  
you

2 don't  
ant any  
omiting  
roads in  
out main  
road  
DEDICATION  
0.9 AC



So upset  
SENIORS ON  
GRAND CANYON  
HAVE A HORRIBLE  
VIEW OF THE  
WAS BAD BEFORE

MONTEREY DRIVE

My town is  
121 Monterey Dr  
It seems like  
having home  
sites before my  
homestead plan

Concerned  
about drainage  
for high density  
homeapts built  
(flooding??)

PARK, LAKE &  
DETENTION BASIN /  
WATER QUALITY  
9.0 AC

Who will be  
responsible for  
maintenance of  
private park

Where is the emergency  
response plan article EIR  
How does it deal  
with current emergency  
plans for getting emergency  
equipment on while  
fitting services out?  
Scott Hask  
Darius Gene

Lake  
would be  
nice!!!

RESIDENTIAL 1  
9.0 AC

PARK WAY

RESIDENTIAL 2  
9.0 AC  
UTILITY SEWER  
ON 1.0 AC  
EASEMENT 4454 SF)

RESIDENTIAL 5  
7.0 AC

What are the  
planned densities  
for Residential  
1, 2, 3, 4, 5, 6  
Scott Hask

If the total  
development is to be  
completed in more  
than one phase does  
that mean there will  
be more than one T10A  
and a unit that create  
conflict in transit?  
Scott Hask

REDUCE  
RESIDENTIAL

Will the Multi-  
Residential be  
eye restricted 55+  
will they be 1 story  
or 2 or 3 story  
apartments.

Maple, Poplar  
Roads will be  
very negatively  
impacted by  
development  
density. What  
need to pull

RESIDENTIAL 6  
6.3 AC

STREET H

STREET F

STREET H

STREET G

POPLAR ROAD EXTENSION

LEISURE TOWN ROAD

TOWN ROAD DEDICATION

LEISURE TOWN ROAD

COMM  
10.

DETENTION  
WATER QU  
1.0 AC

COMMERCIAL 1  
5.3 AC

DETENTION BASIN /  
WATER QUALITY  
1.0 AC

Post Office Box 320237  
San Francisco, Calif. 94132  
(628) 256-5623

May 2, 2019

**Via Email (christina.love@cityofvacaville.com)**

Christina Love, Associate Planner  
City of Vacaville – Planning Division  
650 Merchant Street  
Vacaville, California 95688

Re: Comments Regarding the Notice of Preparation of an Environmental Impact Report  
for the Greentree Specific Plan and Development Project

Dear Ms. Love:

This comment letter regarding the Notice of Preparation of an Environmental Impact Report (“NOP”) for the Greentree Specific Plan and Development project (the “Greentree Project”) is submitted on behalf of an undisclosed property owner, residing in the adjacent Leisure Town development (“Leisure Town Property Owner”). Thank you for providing the opportunity to comment. Leisure Town Property Owner has the following comments regarding the NOP:

**Description of the Greentree Project**

1. The NOP notes the Project is located directly to the west of Leisure Town Road. Given our proximity, we note that Leisure Town residents and visitors will be impacted by construction and operation of the Greentree Project. As you may know, the Project is literally in the backyard of adjacent property owners. At the same time, development is underway at the corner of Leisure Town and Elmira, as well as a new community slated for the vacant field next to the Travis Credit Union, near Allison Drive. We anticipate that the Greentree Project EIR will include a baseline scenario that includes the entirety of already pending redevelopment projects, which were approved pursuant to a General Plan that fails to contemplate the proposed Project. Under this approach, where appropriate, the Greentree Project EIR would analyze certain impacts to adjacent property owners associated with construction and operation of the Greentree Project. For example, the Greentree Project EIR’s analysis of air quality/health risk and noise impacts would identify impacts to sensitive receptors located within the Project Site, such as residents of occupied buildings. Finally, the General Plan must be studied and the EIR team must enumerate additional cascading environmental impacts that were not previously considered.
2. The NOP states that key features of the project include more than 200 age-restricted single-family detached homes and more than 130,000 square feet of commercial space. However, the revised preliminary project description of March 26, 2019, notes the Project will provide residential land uses at higher densities to enable development of a variety of housing types/products, including workforce housing for local residents. We are concerned about the feasibility of accomplishing these competing objectives. We would be interested in discussing the premise that these assumptions are based upon.

### **Description of the Greentree Project**

3. The EMC Project Description notes that primary planning considerations for North of Sequoia Drive include reserving sufficient land to address storm water management needs. As proposed, the Project would have significant impacts on the existing greenbelt because it would be paved over with roads. Moreover, the Project would pave over a potentially environmentally sensitive, seasonal vernal pool that forms near Yellowstone Drive. Leisure Town Property Owner is concerned about the impact on water and biological resources because of the diminished ecosystem services, as configured in this location.

### **Aesthetics**

4. The NOP describes key project features that include improvements to Leisure Town Road, Poplar Drive, Sequoia Drive, and Gilley Way; as well as widening and landscaping for a portion of Leisure Town Road. Leisure Town Property Owner is concerned that these features will substantially degrade the existing visual character of the bucolic golf course, which was a material consideration when purchasing the adjacent property.
5. The NOP describes substantial development activities that will transform the existing site into a regional destination for commercial activity. We would be interested in discussing how the Project will avoid creating a new source of substantial light and glare which would adversely affect day or nighttime views in the area.

### **Biological Resources**

6. The EMC Project Description states that the concept will “attract regional customers” to an area of Vacaville that is currently limited to housing that once fronted a golf course. Leisure Town Property Owner is concerned that the Project proposes paving over green belts and seasonal wetlands which provides riparian habitat critical to ecosystem services and biodiversity. We would be interested in discussing how the Project might avoid a significant impact on any species identified as a candidate, sensitive, or special status species under local regulations and state law.

### **Public Service Systems**

7. The NOP states that the Project includes a residential community with private park, standard residential uses consisting of a variety of housing styles, pedestrian connections by trails and landscaped corridors throughout the site, and new roadway connections for better circulation. We are concerned that Project fails to account for the growth in population, which will impact strained public service systems, such schools, police and fire.

### **Traffic/Transportation**

8. The EMC Project Description states that the concept will “attract regional customers” to an area of Vacaville that is currently limited to housing that once fronted a golf course. The Project proposes streets in the greenbelts that lie between Yellowstone Drive and White Sands Drive. We are concerned that the Project is fatally flawed under modern principles of land use planning and traffic demand management because it will induce traffic demand from beyond Vacaville, and because this will increase congestion at residential streets and intersections.

**Traffic/Transportation**

9. Leisure Town Property Owner is concerned about the impact the Greentree Project will have on traffic and parking within the existing Leisure Town residential area. Maintaining safe and effective circulation for vehicles, bicycles, and pedestrians in and near Leisure Town is a high priority for the surrounding community.

Very truly yours,

A handwritten signature in blue ink, appearing to read "BKline", is positioned above the typed name.

Brandon Kline, Esq.

## Christina Love

---

**From:** Christina Love  
**Sent:** Tuesday, April 09, 2019 3:49 PM  
**To:** 'Bruce Fisher'  
**Subject:** RE: NOTICE OF PREPARATION (NOP) GREENTREE PROJECT ENVIRONMENTAL IMPACT REPORT

Hi Bruce,

I am pleased that you received the notice of preparation with the notice for the open house. I thank you for your comments and questions. Your comments will be considered. As to your questions:

- Regarding trials:
  - o The design details and maintained requirements have not be defined yet. Questions related to details of design, access, ownership, and operations/maintenance are not elements that are part of the environmental impacts. One of the purposes of other open house meeting in April to receive input on these elements of the project.

Thank you again for your comments.  
Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

Information contained in the electronic communication is intended exclusively for the addressee(s) and may be of a "Confidential" and/or "Privileged" nature. If you are not the intended recipient, please delete this communication immediately.

**From:** Bruce Fisher [mailto:bwf45@aol.com]  
**Sent:** Tuesday, April 09, 2019 10:11 AM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** NOTICE OF PREPARATION (NOP) GREENTREE PROJECT ENVIRONMENTAL IMPACT REPORT

Good Morning Christina:

April 9 2019

I am responding to your request for comments relative to your NOTICE OF PREPARATION for an EIR report on the proposed Green Tree Development. Overall I believe that the preparation of an EIR report is premature at this time for the following reasons:

1. The new proposed conceptual development plan is based upon very little local public input at this time. The EIR investigation should be based upon a proposed plan that has had public input and better represents the final development plan.

2. The proposed density is too high and does not match the adjacent housing density. The proposed lot size in the south portion of the development is 6083 square feet. The lot size of the lots on my court is more than 9000 square feet.
3. The 2.6 acre private park site **may not** be accessible to the local residents including the lots immediately adjacent to the private park.
4. Will the 9 acres (approx.) of trails and pathways throughout the development be public-owned and maintained? Will the residents of Leisure Town have access to these trails and pathways?
5. The current proposed plan directs substantially more traffic into the Leisure Town community via Yellowstone Drive and White Sands Drive. The connection of the south portion of the development to White Sands Drive needs to be eliminated if public safety does not mandate the connection.
6. The development of the legs surrounding Golf Course Estates and adjacent to Yellowstone Drive clearly violates the promise of "permanent open space" in the 1962 Syar study submitted to the City. The study is available at [www.ltha.org](http://www.ltha.org) (press "MORE" and then "HISTORY"). These legs are entirely too narrow for the proposed housing development. These in-fill areas should be limited to open space, park and recreation.

In closing I would hope that the City will delay the environmental investigation until more community input to the proposed development plan can be obtained. If the City does decide to proceed with the environmental investigation I would hope that this investigation will include the effects of this development upon the senior community surrounding this project. Since 1962 the "permanent open space" has been the key element that attracted seniors to Leisure Town for their "golden years."

Thank you.  
Bruce Fisher  
413 Geyser Court  
(707) 471-8376

To: Christina Love  
City of Vacaville, Green Tree Development Manager

I am writing in regards to the proposed change of zoning for the Green Tree Golf Course. I was unable to attend the open house in Leisure Town on April 25, so I am writing my concerns instead.

First, I'd like to point out that there has been no input from residents or community members regarding the newest plan Syar has proposed for redeveloping the recreation area formerly known as the Green Tree Golf Course. . The first step should be communication and sharing of ideas between the many hundreds of residents living in Leisure Town and the planners.

If the area is not to be a golf course, then really we should be looking at what other recreation can this land be used for. It was planned to be recreation for the city. Let's keep it recreation for the city.

If however it is determined to rezone this land, then future use should be carefully considered to be sensitive to the hundreds of residents who bought homes in a **senior only, golf course community**. The Syar family made a lot of money selling all of us lots and homes in a senior, golf course community. Now that all those lots are sold, they want to change the entire plan for the neighborhood.

I am very concerned about the enormous amount of proposed residences in such a small area. Those of us who live here bought homes in this senior neighborhood because this was a quiet area of Vacaville. We wanted an area that was quiet and didn't have a lot of traffic. We wanted an area where we could



safely walk from house to house to visit, or walk our dogs. This area should be quiet and low traffic since it is a “senior neighborhood”. The proposed development will vastly increase traffic and thus reduce safety, and peace and quiet. The increase in traffic should be directed so that it doesn’t cross through current neighborhoods. The quantity of new homes should be reduced greatly. Respect the type of neighborhood that we all expected when we bought here.

All new development on the previous Green Tree Golf Course should be senior only. We all bought our homes in a senior community and want it to stay as such. There is a need for carefully planned senior housing, and this is an opportunity to do that, **carefully plan** future senior housing.

Large areas of open space need to be reserved for the animals that live on the former golf course. Also it is important to preserve the trees and bushes that make this area beautiful and provide habitat for animals. I bought a home on a golf course, not in the middle of a huge residential neighborhood. I chose that for a reason, I value open space and greenery. I paid extra to live in such a space, so it shouldn’t be taken away so that a corporation can sell more lots and make money.

Thank you for considering my input.

Catherine Bowers  
365 White Sands Dr.  
Vacaville CA 95687

## Christina Love

---

**From:** Dan Doolan <ddoolan@comcast.net>  
**Sent:** Tuesday, April 02, 2019 3:13 PM  
**To:** Christina Love  
**Subject:** Re: Greentree Project

Perfect. Thanks Christina.

Dan Doolan

Sent from my iPhone

> On Apr 2, 2019, at 3:00 PM, Christina Love <Christina.Love@cityofvacaville.com> wrote:

>

> Hi Dan,

> The concept site plan that was mailed out is on the website link you included in your email. It is on page 3 of the "Notice" link and it is the "Revised Concept Plan" link, both located at the top of the webpage. I have also included the links below for your convenience.

>

> The second link will allow you to zoom in to the map so you can get a close look at the South of Sequoia portion.

>

> <https://www.ci.vacaville.ca.us/home/showdocument?id=13036>

>

> <https://www.ci.vacaville.ca.us/home/showdocument?id=13038>

>

> I hope that helps.

> Regards,

>

> Christina Love

> Associate Planner

> Advanced Planning Division

> City of Vacaville

>

> Tel (707) 449-5374

> Fax (707) 449-5423

> [www.cityofvacaville.com](http://www.cityofvacaville.com)

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>

> -----Original Message-----

> From: Dan Doolan [mailto:ddoolan@comcast.net]

> Sent: Tuesday, April 02, 2019 1:29 PM

> To: Christina Love <Christina.Love@cityofvacaville.com>

> Subject: Greentree Project

>

> Hi Christina,

> I cannot read the map that was sent to my address concerning the green tree project. [Http://bit.ly/GreentreeProject](http://bit.ly/GreentreeProject) shows nothing about the Vacaville project.

> How can I get a clear map of the housing proposal including the age-restricted housing.

>

> Thank You, Dan Doolan

## Christina Love

---

**From:** Frances Peterson <fypeterson@outlook.com>  
**Sent:** Monday, April 15, 2019 11:04 AM  
**To:** Christina Love  
**Subject:** GREENTREE SPECIFIC PLAN AND DEVELOPMENT PROJECT

While I do have a few comments, I wonder if this report isn't a bit premature. How can someone identify the impact of something when that something is so unspecific, e.g., residential sections 1 through 7 could be medium, medium-high, or high density. The answer to that will certainly impact traffic. Also, what kind of commercial?

My two main concerns are traffic and hydrology/water quality. As you are aware, all of the storm drains in Leisure town were designed to drain into this area to maintain the ponds on the golf course. Will the proposed detention basins be adequate to prevent flooding in Leisure Town.

The widening of Leisure Town Road is already planned. Which side of the road, east or west? What improvements are planned for Gilley and Sequoia? Will there be more traffic control, e.g., lights, and where will they be? I am assuming the road between the commercial and residential sections 4, 5, and 6 is Gilley Way. If there are no new lights, will customers wishing to proceed south on Leisure Town Road have to go down the new street to Sequoia to get to the light to turn right?

I see three roads into the area planned for 203 age-restricted single-family homes. Those two roads along Yellowstone will certainly impact the traffic on Yellowstone and through the existing Golf Course Estate community. What will happen to traffic on Leisure Town Road when residents of the new development are trying to turn left into their community from Sequoia?

Finally, who will be responsible for maintaining the private park, trails and detention basins? Do the trails include the requested 50 foot green strip behind the existing houses? If the private park is located in the parcel surrounded by residential 1, 2, 3, 4, and 5, what will keep it private, especially if customers from the commercial areas must drive past to go south on Leisure Town Road?

Thank you for your attention to these comments. I will be attending the Open House on the 25th.

Frances Peterson  
361 Grand Canyon Drive  
Vacaville CA 95687

**Diamond Grove Community Association, Inc.**  
**201 Bartlett Lane, Vacaville ,CA. 95687**

Christina Love  
Associate Planner  
Planning Division  
650 Merchant Street  
Vacaville, CA 95688

April 9, 2019

Re: **GreenTree Project Environmental  
Impact Report (EIR)**

Dear Ms. Love,

Relying upon the data provided by the undated NOTICE OF PREPARATION (NOP) OF ENVIRONMENTAL IMPACT REPORT, Notice of Neighborhood Meeting, and the information posted at <https://www.ci.vacaville.ca.us/home/showdocument?id=13042> (including the scale applied to the drawings) this project is designed to set aside a total of approximately 5.4 acres (not including that portion designated as part of the 9 acre Park, Lake and Detention Basin) for use as detention basins.

These remarks address the impact of detention basins on the residential areas incorporated within this plan as well as those currently in place on adjoining properties throughout the general area. Additionally, we wish to discuss whether these basins are to be designed for single use or multi-use detention purposes as well as whether they are designed to drain individually or as interdependent units.

Even though "detention basins" are typically used for temporary storage of water (drainage/runoff) which are eventually drained, there is reason to question a plan that includes wet zones in the medium density populated areas represented by the communities of Leisure Town and Diamond Grove, and the commercial properties along Orange Tree Drive and Orange Tree Circle.

The temperatures in Vacaville can be expected to reach the mid 50 degree mark as early as February in any given year. While mosquitoes reportedly prefer temperatures above mid 50 degrees, some egg laying can be expected to occur at those relatively low temperatures and to continue as temperatures rise toward mid summer. Even properly drained and maintained detention basins can remain wet enough well into the beginning of summer to support mosquito breeding.

Aside from the nuisance factor and the reality that mosquito infestations can render pool, patio, and other outside recreational areas useless, the risk of disease transmission through mosquito borne illness is a constant danger in any area where humans come into contact with these insects.

In some instances the proposed detention basins in the GreenTree Project plan are immediately contiguous to residential properties, increasing the risk of persons who might live in such close proximity being exposed to insect born illnesses. Because our research tells us that most mosquitoes have the ability to fly 1-3 miles, our concerns extend well beyond the boundaries of the GreenTree development.

Where these basins abut commercial properties they offer opportunities for mosquitoes to travel with vehicles to other parts of the greater Vacaville area to further aggravate life over a broader range of residential communities.

The environmental impact report should include considerations for how these basins will be designed, including types of vegetation, maintenance plans and schedules, risk assessment details, insect control, prevention and abatement responsibilities and consequences for non-compliance with mosquito and other insect control requirements.



George R. Hicks

President

Diamond Grove Community Association, Inc.

cc: LTHOA

DIAMOND GROVE HHS  
201 BARTLETT LANE  
VACAVILLE, CA 95687



RECEIVED

CITY OF VACAVILLE  
PLANNING DIVISION

CHRISTINE LOVE  
PLANNING DIVISION  
650 MERCHANT ST  
VACAVILLE, CA 95688

5000 8083888888

## Christina Love

---

**From:** Christina Love  
**Sent:** Tuesday, April 16, 2019 11:59 AM  
**To:** 'Judy Hudson'  
**Subject:** RE: Greentree Project EIR

Hi Ms. Hudson,

Thank you for your comments and input. Your comments will be included for considerations in our data gathering and analysis of the proposed project. We appreciate your participation in the public process and look forward continued communications.

Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

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**From:** Judy Hudson [mailto:judyhudson555@gmail.com]  
**Sent:** Tuesday, April 09, 2019 11:31 AM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** Greentree Project EIR

Ms. Love,

My name is Judy Hudson and I live in Leisure Town. I am responding to the notice I received regarding the above mentioned project. Below I have listed my concerns and comments. I will be at the open house April 25, 2019.

1. I am concerned about the increase in traffic on Yellowstone Dr. and Sequoia Drive. Currently Yellowstone Dr is used as a connector between Nut Tree Road and Leisure Town Road which increases the traffic flow. With the development I foresee a large increase in traffic through Leisure Town. I am opposed to that.
2. I am concerned about the Wildlife. The Burrowing Owls, Ducks, Geese and others. So much of our open space is being developed and I believe we need to keep some of our open space for the wildlife.
3. I am concerned about the potential increase in crime.
4. Leisure Town has always been a quiet and peaceful place to live. If the developer is allowed to complete the plan we will not longer have that quiet and peaceful environment to live. That has always been a large reason why many have chosen to live in Leisure Town.



5. I understand progress does happen but I am very opposed to turning Leisure Town into a busy subdivision with adjoining commercial.

6. It has been my understanding that when Syar sold the Leisure Town property he made a commitment the golf course area would always be retained as open space for recreation. I can appreciate why he needed to close the golf course but the property can be sold for open space/recreation. Call me old school but it is my belief when someone makes a commitment they need to follow through on that commitment.

I sincerely hope the City of Vacaville will not approve the project and leave this property as open space/recreation.

Thank you,  
Judy Hudson  
117 El Dorado Way  
Vacaville, CA 95687  
(209) 986-4141

## Christina Love

---

**From:** Christina Love  
**Sent:** Friday, April 05, 2019 11:00 AM  
**To:** 'Flovis Flood'  
**Subject:** RE: Greentree Project EIR  
**Attachments:** CEQA in brief.pdf

Hi Mr. Flood,

Thank you for your email and questions. I am happy that you successfully received the notice packet. I understand that the copy of the map that was mailed is not great, I apologize. Fortunately, on the last page, I provided the web address that has links for the notice and the map that is in color and can be zoomed in. For your convenience, here is the link: <http://bit.ly/GreentreeProject>  
Please note that this website is where I will continue to post information.

Thank you for your comments regarding traffic concerns on Yellowstone Dr. The project is required to do a traffic impact report and analysis, and Yellowstone will be part of that analysis. Traffic patterns and circulation will also be analyzed and review to meet the City's General Plan Polices and requirements.

The EIR is mandated to include 16 chapters, each with a specific focus that requires a special data report. Do help illustrate this, I have attached the basic outline of the body of analysis for an EIR. EIR generally take 6-12 months to complete. Part of that process includes the release of the Draft EIR with a 45 day public comment period. You will receive a notice of when the draft is ready, and we will have a public comment meeting held at a Planning Commission meeting.

Thank you again for your comments.  
Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

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Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

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---

**From:** Flovis Flood [mailto:flovisf@yahoo.com]  
**Sent:** Thursday, April 04, 2019 5:13 PM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** Greentree Project EIR

christina,

I have comments on the subject letter sent to Leisuretownt residents concerning the ER.

Attachment #1 is too small with little detail. Please supply several much larger copies to the

Leisuretown office for pickup before the meeting.

A few concerns that I have are traffic flow on Yellowstone Drive (25mph) with 1300 new units. most of them including children getting to school and adults getting to work.

All traffic flow should be directed to Orange Drive and Leisuretown Road. Not to Sequoia or Yellowstone Drive.

What does the EIR expect to cover? air , water issues, pollution, etc?

Thank you for your consideration on these matters.

John Flood  
117 Olympic Circle  
Vacaville CA 95687

## Christina Love

---

**From:** Christina Love  
**Sent:** Tuesday, April 30, 2019 2:59 PM  
**To:** 'Monica Easley'  
**Subject:** RE: Greentree Specific Plan and Development Comment Card

Hi Ms. Easley,

Thank you very much for your input. Your comments and questions will be included in our considerations of the propose project. The mandatory reports that will be conducted for data gathering to assist in analyzing potential impacts have only just begun, so your comments will be helpful and incorporated in them. We appreciate your participation in the public process and look forward further communications.

Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

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---

**From:** Monica Easley [mailto:ezdoesit204@sbcglobal.net]  
**Sent:** Thursday, April 25, 2019 6:16 PM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** Greentree Specific Plan and Development Comment Card

Dear Ms Love

I am conveying my thoughts on the development of the Greentree Golf Course. I live in Leisure Town on White Sands Drive. I understand there is a proposal to route traffic from the new housing development onto White Sands Drive. Those of us that live on White Sands Drive are very concerned about this. Ours is a unique retirement community. It is quiet, and there is no traffic other than from those of us that live here because it is not a through street. It would be so disruptive to us, and I'm sure there is another way of routing the traffic onto Leisure Town Road. Please, please take our safety and serenity into consideration when you approve the traffic pattern for this retirement community.

I am also concerned about development of a housing community across from the Leisure Town Hall. It would make much more sense to build a park there. It's a nice piece of land, but it would impinge upon the senior community quiet way of life to build family housing there, unless the plan is to build another senior community on that piece of land.

Thank you for hearing me.

Sincerely,

Monica Easley  
143 White Sands Drive  
Vacaville, CA 95687



## Christina Love

---

**From:** Christina Love  
**Sent:** Tuesday, April 30, 2019 3:15 PM  
**To:** 'robert vahouny'  
**Subject:** RE: For the record, our opinion on the revised Concept Plan and EIR

Mr. Vahouny,

Thank you very much for your input. Your comments and questions will be included in our considerations of the propose project. The mandatory reports that will be conducted for data gathering to assist in analyzing potential impacts have only just begun, so your comments will be helpful and incorporated in them. We appreciate your participation in the public process. The April Open House was the first in a series of Open House meetings we will be holding. We look forward future participation.

Regards,

Christina Love  
Associate Planner  
Advanced Planning Division  
City of Vacaville

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-----Original Message-----

From: robert vahouny [mailto:[robertvahouny@yahoo.com](mailto:robertvahouny@yahoo.com)]  
Sent: Tuesday, April 30, 2019 9:25 AM  
To: Christina Love <[Christina.Love@cityofvacaville.com](mailto:Christina.Love@cityofvacaville.com)>  
Subject: For the record, our opinion on the revised Concept Plan and EIR

Christina Love  
Vacaville Planning Department  
Dear Ms. Love

At the Vacaville Planning Department's Open House last Thursday, Aril 25th, opinion sheets were available but not passed out. Did this get a representative sampling? Who counts the aye's and nay's on the opinion sheets? We have several reasons to distrust both the Planning Department and the Community Development Department. There are many inconsistencies, which we can innumerate.

In a call to Christina Love at the Planning Department on 4-02-19, I was told that the Syar team "talked to the residents" about the revision. That is a misstatement. They spoke to neither the Estates Group or to us about the revisions to the Jan 1nd Concept Plan.

The revised Concept Plan consists of:

Up to 1,091 homes (little changed)

Two parks of 3 acres and 6 acres (2 acres less)

Homes south of Sequoia Drive decreased from 253 to 203.

Trials and pathways (9 acres, a nice increase)

This just tweaks Jan 1st Concept Plan. For the record, this is unsatisfactory.

Why not ask for our opinion before the revision and planned EIR were made, rather than after?

Both our group and the Estates Group felt little involved.

The Estates Group wants a "Citizens Advisory Group", we agree and we want to be included.

Our group is also willing to coordinate a joint meeting between the Green Tree Development Team, our group, LTHA and Planning Department and members of the City Council.

Bob Vahouny, for 121 members of the Green Tree Citizens Group

## Christina Love

---

**From:** Christina Love  
**Sent:** Friday, April 05, 2019 3:56 PM  
**To:** 'Kelly Rohlfs'  
**Subject:** RE: Greentree Specific Plan

Hello Ms. Rohlfs,

Thank you for your email and comments. To help address your comments please refer to the notice which includes some of the highlights of the proposed project. The proposed project includes a variety of housing – from age restricted single-family detached, to medium density attached or detached, to apartments and condos – and a large area for a variety of commercial uses. As you may be aware, this particular area of Vacaville does not have much in the way of commercial uses that are geared towards neighborhoods. This project provides that opportunity, and would be within walking distance. Additionally, the proposal includes acres of trails that connect the very southernmost part to the northernmost part – thereby offering opportunities for alternative modes of transportation, should peoples chose to. There are also two parks to offer outdoor space for recreation and gathering, and multiple detention basins with opportunities for dual use during dry seasons.

Vacaville is committed to the idea of walkability and continues to make strides in creating better walkable spaces in, around, and between residential, commercial, and recreational uses. For example, the interconnectivity of the newer developments of Brighton Landing, Robert's Ranch, and the Farm at Alamo Creek reflect large pedestrian pathways, series of parks and open space, and various types of housing that homeowners in Vacaville seek. Further, Vacaville is currently in the process of developing a Downtown Specific Plan and Connectivity Plan to provide this same focus in the heart of our city.

Again, I thank you for your comments and participation.  
Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

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---

**From:** Kelly Rohlfs [mailto:krohlfs@stanford.edu]  
**Sent:** Friday, April 05, 2019 9:58 AM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** Greentree Specific Plan

Hello Ms. Love,

I own a house in Leisure Town that my mother-in-law lives in and have received the NOP for the Greentre Project. It's unfortunate that yet another car-dependent neighborhood is planned for Vacaville, a town when I visit I am always shocked by the number of obese people, including many children. This is an opportunity to think out-of-the-box for



Vacaville and develop a walkable mixed-use area, perhaps include one or two cohousing complexes. I live in Mountain View, CA and these new mixed-use developments around me are very well received. People want to be able to walk and bike to manage their daily lives, not hop in the car for each and every task. Houses for sale are rated on their walkability for a reason.

Kelly Rohlfs, PE, MBA  
Project Executive  
Stanford University  
Department of Project Management  
3160 Porter Dr, Suite 200  
Palo Alto, CA 94304  
Cell 650-868-2315  
[krohlf@stanford.edu](mailto:krohlf@stanford.edu)

4/2/2019

Hi Christina,

I am writing in regard to the NOP for the EIR for the Green Tree project. As a resident of Leisure town, I have a couple of concerns. One concern is the displacement of a large amount of wildlife currently living in the open space behind my house. Hopefully that issue will be addresses by the EIR, as there are large numbers of geese, turkeys, rabbits, squirrels, and at least 2 coyotes inhabiting the open space. To name just a few.

Secondly, and more dear to me, is preserving a reasonable and respectful boundary between Leisure Town and new development. We (seniors) are not so naive as to think the land will go undeveloped. However, I worked 40 years prior to retirement and moved to a senior community to be around quiet respectful neighbors. Having an unrestricted development built right up to my backyard would be unacceptable to me. I am basing that comment on the map from attachment 1, which does not depict any sort of easement between my backyard and 6.5 acres of residential development.

I know some folks might think, "If you don't like, it move." I would have to point out that since there are age restrictions in Leisure Town, more than half of the buying market are eliminated. As a result, the real estate market in Leisure Town is not commensurate with the rest of Vacaville, making it difficult, if not impossible for some of us to sell and relocate.

I am asking the Planning Department to keep these concerns in mind as the details of future development at Green Tree are hammered out.

Thank you,



Steve Hofacre  
204 Grand Canyon Dr.

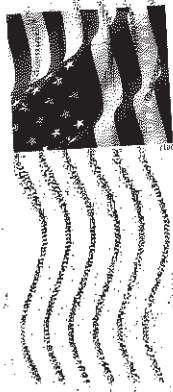
STEVE HOFACRE

204 GRAND CANYON DR.  
VACAVILLE, CA. 95687

RECEIVED

APR 21 2010

CITY OF VACAVILLE  
PLANNING DIVISION

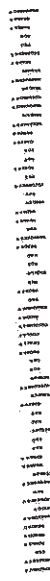


SACRAMENTO CA 95677

APR 21 2010

PLANNING DIVISION  
650 MERCHANT STR.  
VACAVILLE, CA. 95688  
ATTN: CHRISTINA LOVE

95688-5308E0



## Christina Love

---

**From:** Christina Love  
**Sent:** Thursday, May 02, 2019 10:17 AM  
**To:** 'Tim Bittle'  
**Subject:** RE: Greentree Specific Plan and Development - Comments

Mr. Bittle,

Thank you very much for your input. Your comments will be included in our considerations of the propose project. The mandatory technical reports that will be conducted for data gathering to assist in analyzing potential impacts have only just begun, so your comments will be helpful and incorporated in them. We appreciate your participation in the public process. The April Open House was the first in a series of Open House meetings we will be holding. We look forward future participation.

Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

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[www.cityofvacaville.com](http://www.cityofvacaville.com)

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**From:** Tim Bittle [mailto:busyattic@gmail.com]  
**Sent:** Tuesday, April 30, 2019 11:07 PM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** Greentree Specific Plan and Development - Comments

Dear Ms. Love,

I am opposed to the plan for redeveloping the former Green Tree golf course that was presented at the April 25, 2019, Open House. Please include my comments in the administrative record for the various city approvals being sought by the developer.

I own property at 406 and 408 Yellowstone Drive. I, like many other Leisure Town home owners, bought my property not because it had the best floor plan, was in the best condition, or had the best price. I bought it because it backed up to a greenbelt. Rather than a claustrophobic little back yard surrounded by high solid fencing, I have a low chainlink fence that does not interrupt the view as the yard flows into the open space behind it, home to songbirds and rabbits.

If the property behind me had been undeveloped land, I would have had no reasonable expectation that it would stay that way. But it wasn't undeveloped. It was developed with a golf course. According to the City's general plan and zoning ordinance, it would remain a golf course. I had a reasonable expectation, then, that the view I

was buying would stay that way.

The redevelopment plan presented at the Open House proposes a paved street directly behind my house. Not even the back yard of a new house. Because the greenbelt is not wide enough for a street with houses on both sides, the plan proposes a street with houses on only one side – the other side. On my side there would be just a street, and cars.

My neighbors on Yellowstone east of Teton Drive would have a little bit of green buffer between their yards and the street. But in my block, between Teton Drive and Green Tree Drive, the proposed street would be very close to our yards.

My first comment is that, at the very least, where the developer cannot preserve some meaningful open space buffer behind existing homes, the developer should not be allowed to build. In my case that means the proposed street should end at Teton Drive, not continue past it into my block.

My second comment is that, ideally, the developer should not be allowed to build on any of the skinny fingers of greenbelt that separate existing homes. The developer should be limited to the large tracts fronting Leisure Town Road and Orange Drive. CEQA requires mitigation when proposed development would eliminate recreational land and open space. Mitigation usually involves the preservation and maintenance of some significant portion of the total land area.

California law does not require the City to accommodate the developer's desire to build on every buildable square inch of the property. The approvals that the developer seeks are discretionary. The City can impose, as a condition of granting discretionary approvals, a requirement that all of the skinny fingers of greenbelt currently separating existing homes shall be preserved and maintained as permanent open space. That is my request.

Sincerely,

Timothy A. Bittle

## Christina Love

---

**From:** Christina Love  
**Sent:** Tuesday, April 02, 2019 2:56 PM  
**To:** 'WILLIAM'  
**Subject:** RE: Greentree development

Hi Mr. Spencer,

Thank you for your question. At this point in the project, we do not have that level of detail. The plan you received is the concept plan. The details will be determined as the project process proceeds. For example, your particular question would be something that we can and will address in the project's Specific Plan where the design details will be spelled out for the entire development. When staff is able to review a draft of the Specific Plan, we will hold another open house meeting to share more of the detailed information.

Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

Information contained in the electronic communication is intended exclusively for the addressee(s) and may be of a "Confidential" and/or "Privileged" nature. If you are not the intended recipient, please delete this communication immediately.

**From:** WILLIAM [mailto:spence2442@comcast.net]  
**Sent:** Tuesday, April 02, 2019 12:32 PM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Subject:** Greentree development

I live on the 100 block of Monterey Dr. which backs onto the golf course. The plans show a park to be located to the rear of my residence my question is what type of fencing or wall is planned to maintain privacy and security for the residence of this block?

W.Spencer  
[spence2442@comcast.net](mailto:spence2442@comcast.net)

## Christina Love

---

**From:** Christina Love  
**Sent:** Thursday, April 04, 2019 12:22 PM  
**To:** 'mawoodsy@aol.com'  
**Cc:** mschucart@comcast.net  
**Subject:** RE: Attachment 1 Green Tree Project Map

Hello Mr. and Mrs. Woods,

Thank you for your email and questions. I am happy that you successfully received the notice packet. I understand that the copy of the map that was mailed is not great, I apologize. Oftentimes, copies of maps of large areas (like Greentree) that are sent as mailers are very difficult to send on a standard piece of paper. Fortunately, on the last page, I did provide the web address that has links for the notice and the map that are not distorted by a copy machine. For your convenience, here is the link: <http://bit.ly/GreentreeProject>  
Please note that this website is where I will continue to post information.

As for your other questions, please see below:

We like to know if the railroad track looking lines behind our house are a retaining wall, noise barrier wall or what, please. Please understand that what you have received is the concept plan, it is not a detailed plan that includes or identifies all the detailed design elements. That is one of the purposes of this meeting. This particular question is not one that has yet to be raised, to my knowledge. This is an example of a great comment that the City can include in our comments and directions to the developer while we create the detailed project design requirements (call the Specific Plan).

I can add some clarity. The dotted line you see represents the pedestrian path. This is the existing pedestrian path that is already there. The project does not propose to remove that path. On the other side of the path, where the proposed homes are, could be short fence – similar to the existing fences on the path – or a taller fence, or wall. Again, that design detail has not yet been determined.

In addition, it is unclear what are roadways, walking paths, houses, parks, and more. We are requesting that you resubmit a better quality source of information to residents of Leisure Town. Again, I understand the size and quality of the copied map is difficult. However, the clear and colorful map is online and fully accessible through the link I provided.

Thank you again for your email.  
Regards,

**Christina Love**  
Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

Information contained in the electronic communication is intended exclusively for the addressee(s) and may be of a "Confidential" and/or "Privileged" nature. If you are not the intended recipient, please delete this communication immediately.

**From:** mawoodsy@aol.com [mailto:mawoodsy@aol.com]  
**Sent:** Wednesday, April 03, 2019 5:40 PM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Cc:** mschucart@comcast.net  
**Subject:** Attachment 1 Green Tree Project Map

Our house is located at 514 Yellowstone Dr. in Leisure Town. The Attachment 1 Map that came in the mail today (stapled to the EIR and NOP informational notice) is fuzzy and unclear. It is impossible to make out what is projected for the area behind our home. We would like to see a map key and more information, please. The paper is useless as presented/shown. We like to know if the railroad track looking lines behind our house are a retaining wall, noise barrier wall or what, please. In addition, it is unclear what are roadways, walking paths, houses, parks, and more. We am requesting that you resubmit a better quality source of information to residents of Leisure Town. A clear map will allow Leisure Town residents to be better prepared for the meeting date of April 25th. Without this information, it is difficult to determine the environmental effects of projected development of the space. Thank you for giving us the opportunity to be informed and have a voice in what is being developed in the Greentree area.

Melissa and Paul Woods  
514 Yellowstone Dr.  
Vacaville, CA 95687  
(707) 592-5056  
[mawoodsy@aol.com](mailto:mawoodsy@aol.com)

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)



## Christina Love

---

**From:** Christina Love  
**Sent:** Tuesday, May 07, 2019 2:58 PM  
**To:** 'Nancy A. Piotrowski, Ph.D.'  
**Subject:** RE: Attached letter re: NOP for Greentree EIR

Ms. Piotrowski,

Thank you for your letter. We are aware of the borrowing owls on the project site. We are aware of their California protected species listing. We have been and will continue to work with the Department of Fish and Wildlife on impacts to the owls and habitat, and any necessary mitigation for impacts will be formed with the help of DF&W. As part of the EIR, a biological and species impact report will be conducted to assist in the impacts analysis. Further, Vacaville does comply with the Draft Solano County Habitat Conservation Plan that has been drafted by Solano County Water Agency.

Thank you again for your comments and participation.

Regards,

**Christina Love**

Associate Planner  
Advanced Planning Division  
City of Vacaville

Tel (707) 449-5374  
Fax (707) 449-5423  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

Information contained in the electronic communication is intended exclusively for the addressee(s) and may be of a "Confidential" and/or "Privileged" nature. If you are not the intended recipient, please delete this communication immediately.

---

**From:** Nancy A. Piotrowski, Ph.D. [mailto:napiotrowski@yahoo.com]  
**Sent:** Friday, May 03, 2019 6:35 PM  
**To:** Christina Love <Christina.Love@cityofvacaville.com>  
**Cc:** Ph.D. Nancy A. Piotrowski <piotrowskiconsultation@gmail.com>  
**Subject:** Attached letter re: NOP for Greentree EIR

Dear Ms. Love -

Please find our attached letter regarding the NOP for the Greentree EIR process.

We noted that comments were due by 5/3/19, which is today. Please confirm receipt.

*Nancy A. Piotrowski, Ph.D.  
Conservation Chair, Napa Solano Audubon Society*



Napa Solano Audubon Society  
P.O. Box 10006  
Napa, CA 94581  
napa-solano-birds@outlook.com  
925 - 963 - 4871

**BIRDING**  **EDUCATION**  **CITIZEN SCIENCE**  **HABITAT CONSERVATION** #

Date: May 3, 2019

RE: **NOP GREENTREE PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)**

TO: Christina Love, Associate Planner  
Planning Division  
650 Merchant Street  
Vacaville, CA 95688  
[Christina.Love@cityofvacaville.com](mailto:Christina.Love@cityofvacaville.com)

We received a public notice that comments were being taken regarding the Notice of Preparation (NOP) for the Greentree Project Environmental Impact Report (EIR) and due by May 3, 2019.

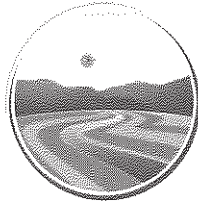
As such, this letter is being submitted on behalf of the Napa Solano Audubon Society (NSAS). Our board leadership, representing approximately 300 members wish to register their concern and opposition to this project. Members of NSAS have stated that there are Burrowing Owls on the property, one of which is bearing a tag. Burrowing Owls are a Bird Species of Special Concern. Loss of habitat and any potential threat to this species requires mitigation and conservation from development on breeding and foraging sites. As our NSAS book, a *Breeding Birds of Solano County* (2015), documents, there are confirmed breeding sites for Burrowing Owls in the Vacaville Area where this work is to take place.

We are concerned about the general welfare of this species, as well as the impact of this project to the ecosystem upon which they depend. Infiltration of more noise, emissions, traffic, and human activity are serious threats. Additionally, changes affecting air quality, water quality, and other biological resources have the potential for additional negative impacts to these existing residents of the area and the future survival of their species.

Please recognize and address our concerns and opposition in your planning and work. Please keep us apprised of any developments related to this project. Thank you for your kind consideration.

Sincerely on behalf of the Napa Solano Audubon Society,

Nancy A. Piotrowski, Ph.D.  
Conservation Chair  
[napiotrowski@yahoo.com](mailto:napiotrowski@yahoo.com) (707) 561-2358



## YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT

---

April 29, 2019

Ms. Christina Love  
City of Vacaville  
650 Merchant Street  
Vacaville, CA 95688

**RECEIVED**

MAY 01 2019

CITY OF VACAVILLE  
PLANNING DIVISION

**Re: Greentree Project Notice of Preparation**

Dear Ms. Love:

The Yolo Solano Air Quality Management District (District) has received the Notice of Preparation (NOP) for the project referenced above (Project), and is submitting comments. The Project as proposed would develop 1,294 single-family and/or multi-family homes, 131,938 square feet of commercial uses, parks, approximately nine acres of trails, and detention basins.

The District would like to make the following comments:

### **Components of the Air Quality Analysis**

The NOP should include an evaluation of potential air quality impacts associated with the construction and operation of the proposed project. Emissions of air pollutants should be evaluated against the thresholds of significance in the District's *CEQA Handbook for Assessing and Mitigating Air Quality Impacts*.

### **Analysis of Impacts from Construction**

The NOP should quantify the emissions that will be generated over the proposed project's construction period. For most projects, the District recommends the use of the CalEEMod emissions modeling software to calculate construction emissions. Where specific information concerning construction activities is known at the time the CEQA document is being prepared, the District recommends modifying the construction equipment assumptions to reflect real-world conditions. All changes to model defaults should be clearly identified. These emissions should be compared to the District's thresholds of significance. While construction-related emissions are considered temporary, they can still cause short-term impacts. Consequently, these emissions should be mitigated to the extent feasible.

The most common construction activities include site preparation, earthmoving and adding improvements such as roadway surfaces and structures. Site preparation can include activities such as general land clearing, grubbing, grading and compacting. In some cases, a project requires existing

buildings or structures to be demolished as part of site preparation. For mitigating fugitive dust generated during construction, the District recommends the implementation of best management practices as found in the District's CEQA Handbook. Please note that construction activities will also be subject to the District's Rule 2.5 – Nuisance.

Almost all off-road construction equipment is diesel powered and can be a substantial source of nitrogen oxide (NOx) emissions. NOx is a precursor of ozone, for which the Sacramento Region is in violation of the federal ambient air quality standard. The CalEEMod software allows a user to select various mitigation measures for reducing construction-related NOx. If the lead agency decides to take credit for implementing additional mitigation measures that are not included in CalEEMod, the measures should be clearly explained and quantified.

### **Analysis of Toxic Air Contaminants**

The DEIR should include a discussion of Toxic Air Contaminants (TACs) and whether allowable uses at the proposed project site could have the potential to produce TACs. Not all sources of TAC are stationary in nature. Diesel truck traffic, for instance can expose receptors to diesel particulate, which has been identified as a TAC. If significant increases in truck traffic could potentially occur as part of the proposed project, the impacts on existing sensitive receptors should be analyzed. The analysis should also evaluate whether the proposed project could locate new sensitive receptors, such as residences, daycares, schools or nursing homes, in proximity to existing TAC sources. These existing sources of TAC could include freeways or high volume roadways, industrial sources or railways. The District recommends the use of the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective as a planning guide when evaluating and locating land uses while considering sources of TAC's to reduce potential impact to less than significant. The link to the web page is <https://www.arb.ca.gov/ch/landuse.htm>

### **Odor Analysis**

Offensive odors are another source of concern in urban areas where mixed-use development occurs. As with TAC impacts, odor impacts can be created when either a receptor is located near an existing odor source or when a new odor source is located where it can impact existing receptors. For the proposed project, the NOP should examine whether potential commercial uses could produce odors that may impact either nearby existing receptors or new receptors that will also be developed as part of the proposed project. The analysis should also evaluate whether there is the potential for receptors that are created as part of the proposed project to be exposed to odors from existing odor sources, such as water treatment plants or processing plants.

## Analysis of Operational Impacts

Ongoing air emissions from project operations come primarily from two source categories:

- The use of consumer products such as paints, cleaners and landscaping equipment;
- Motor vehicle use

When quantifying operational emissions, the lead agency may rely on a traffic study prepared for the project to estimate vehicle trips. If the vehicle trip numbers used when modeling operational emissions are different from those in the traffic study, the lead agency should explain the reason for this discrepancy. If vehicle emissions will not be quantified using CalEEMod, the lead agency should contact the District well in advance to discuss the methodology that will be used.

As with construction emissions, operational emissions can be mitigated using measures included in the CalEEMod program. Most of these measures are designed to decrease the use of single-occupancy vehicles or increase the use of alternative vehicle fuels. The District specifically encourages the lead agency to consider placing infrastructure for electric vehicles and bikes near multi-family housing and at commercial development and schools. The lead agency should also discuss how the proposed project will be served by transit.

The design of the project site can also serve to mitigate ongoing operational emissions. Consideration should be given to site-design measures that support bicycle and pedestrian modes by maximizing opportunities for bicycle and pedestrian travel. This can be accomplished, in part, by minimizing barriers such as sound walls and cul-de-sacs and by creating an interconnected transportation network within the project. The CEQA document should include a detailed map that includes all local, collector, arterial streets and intersections and off street shared-use paths, trails and landscaping. Maps should include cross sections and associated widths of each type of street including motor vehicle lanes, bike lanes, and sidewalks.

The District appreciates the opportunity to comment on the NOP for this project. If you have any questions about the comments included in this letter, please feel free to contact me at 530-757-3668 or email me at [mjones@ysaqmd.org](mailto:mjones@ysaqmd.org).

Sincerely,



Matthew R Jones  
Planning Manager,  
Yolo-Solano Air Quality Management District

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4  
P.O. BOX 23660  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5528  
www.dot.ca.gov



*Making Conservation  
a California Way of Life!*

May 2, 2019

Christina Love, Associate Planner  
City of Vacaville  
650 Merchant Street  
Vacaville, CA 95688

SCH: 2019049003  
04-SOL-2019-00137  
GTS ID 15111  
Post Mile: SOL- 80

**Greentree Specific Plan and Development Project – Notice of Preparation (NOP)**

Dear Christina Love:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the NOP.

***Project Understanding***

The project proposes to redevelop a former golf course into a mix of commercial, residential and park/trails uses. The project includes an age restricted residential community (203 age-restricted singly family detached homes, up to 1091 detached/attached single family or multifamily homes) with a 2.6 acre private park, standard residential uses consisting of a variety of housing styles, pedestrian connections by trails and landscaped corridors throughout the site, and new roadway connections for better circulation. The project also includes 6 detention basins and a 6 acre public neighborhood park. Approximately 131,938 square feet of commercial space will be developed and 9 acres of trails and pathways throughout the development will connect the residential, commercial, and parks. Street improvements and landscaping will include Leisure Town Road, Poplar Drive, Sequoia Drive and Gilley Way. Leisure Town Road will be widened to be consistent with the Jepson Parkway Plan. Regional access is provided 1,343 feet from the proposed project site at I-80. Please clarify the amount of parking for commercial and residential use.

***Travel Demand Analysis***

Please submit a travel demand analysis that provides VMT analysis resulting from the proposed project. With the enactment of Senate Bill (SB) 743, Caltrans is focusing on transportation infrastructure that supports smart growth and efficient development to ensure alignment with State policies through the use of efficient development patterns, innovative travel demand reduction

strategies, multimodal improvements, and VMT as the primary transportation impact metric. Please ensure that the travel demand analysis includes:

- A vicinity map, regional location map, and site plan clearly showing project access in relation to the STN. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, local roads and intersections, car/bike parking, and transit facilities should be mapped.
- A VMT analysis pursuant to the City's guidelines or, if the City has no guidelines, the Office of Planning and Research's Draft Guidelines. Projects that result in automobile VMT per capita greater than 15% below existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential safety issues for all road users should be identified and fully mitigated.
- The project's primary and secondary effects on pedestrians, bicycles, disabled travelers and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

### ***Vehicle Trip Reduction***

In Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, this project falls under **Place Type 5 Rural and Agricultural Lands – Rural Settlements and Agricultural Lands**, which includes settlements patterns with widely-spaced towns separated by farms, vineyards, orchard, or grazing lands, which can significantly affect land uses, character and mobility needs. This place type has scattered dwelling units and supporting commercial uses and public facilities with no significant subdivisions and limited nonagricultural industrial or commercial land use. Given this Place Type and intensification of use, which typically leads to high levels of VMT and corresponding low levels of active transportation, we encourage the County to establish a Transportation Demand Management (TDM) program. Such measures will be critical to facilitate efficient transportation access to and from the project site and reduce transportation impacts associated with the project. The measures listed below will promote smart mobility and reduce regional VMT.

- Project design to encourage walking, bicycling and convenient transit access;

- Secured bicycle storage facilities located conveniently near entrances to minimize determent of bicycle use due to weather conditions;
- Bicycle parking;
- Subsidized transit passes on an ongoing basis;
- Shuttle services for residents and employees
- Fix-it bicycle repair station(s);
- Charging stations and designated parking spaces for electric vehicles;
- Lower parking ratios;
- Bicycle route mapping resources and bicycle parking incentives;
- Emergency Ride Home program;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Aggressive trip reduction targets with annual Lead Agency monitoring and enforcement.

TDM programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on nearby State facilities. These smart growth approaches are consistent with the MTC's RTP/SCS goals and would meet Caltrans Strategic Management Plan sustainability goals.

### ***Hydraulics***

Please clearly demonstrate how the surface runoff drains into the downstream drainage system. If the drainage system drains to the existing highway drainage facility, please identify the onsite storm water receiving system and illustrate how on-site runoff will be discharged into the highway drainage facility. Provide calculations of design discharge for pre-and post-development. The design discharge of post development shall not exceed the design discharge under existing site conditions. Please provide the plans and drainage calculations for our review.

### ***Lead Agency***

As the Lead Agency, the City of Vacaville is responsible for all project mitigation, including any needed improvements to the STN. The project's financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures, prior to the submittal of an encroachment permit. Potential mitigation measures that include the requirements of other agencies—such as Caltrans—are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the Lead Agency.

### ***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the State ROW requires an



Christina Love, Associate Planner  
City of Vacaville  
May 2, 2019  
Page 4

encroachment permit that is issued by Caltrans. To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, and six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed and stamped traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Should you have any questions regarding this letter, please contact Michael McHenry at (510) 286-5562 or Michael.mchenry@dot.ca.gov.

Sincerely,



PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

c. State Clearinghouse

**BILL EMLÉN**  
Director  
(707) 784-6765

**TERRY SCHMIDTBAUER**  
Assistant Director  
(707) 784-6765

**MATT TUGGLE**  
Engineering Manager  
(707) 784-6765

**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
COUNTY**

675 Texas Street, Suite 5500  
Fairfield, CA 94533-6342  
(707) 784-6765  
Fax (707) 784-4805

[www.solanocounty.com](http://www.solanocounty.com)

Public Works – Engineering Services Division

May 1, 2019

City of Vacaville  
650 Merchant Street  
Vacaville, California 95688

Dear Ms. Love,

Solano County has reviewed the Notice of Preparation (NOP) for the Greentree Specific Plan and Development Project. Solano County recommends that the following conditions be considered in the EIR for the project.

The Greentree Specific Plan and Development Project proposes to redevelop an existing golf course into a mix of a commercial, residential, and park/trails areas. The resulting increase in traffic volumes to Solano County roadways and the intersections of Solano County roads and Leisure Town Road will need to be evaluated. Please include a Traffic Impact Study (TIS) to ensure that project-related impacts to Solano County roadway facilities and intersections are mitigated. Special attention should be given to traffic reducing measures such as bicycle and pedestrian friendly designs, and coordinating with local transit agencies to increase public transportation use in the impacted area.

Solano County is concerned that Leisure Town Road, from Commerce Plaza to Poplar Road, will be unable to operate at a Level of Service suitable for the increased traffic volumes. Solano County believes it to be in the best interest of the citizens of Vacaville and Solano County to complete the improvements to Leisure Town Road/Jepson Parkway prior to the completion of the project.

Thank you for the opportunity to comment. Please feel free to call me at (707) 784 – 6072 if you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read "Matt Tuggle".

**Matt Tuggle**  
Engineering Manager

C:\Users\remartinson\Desktop\Example Folder\5. Admin\Letter to SID .docx



Central Valley Regional Water Quality Control Board

RECEIVED

24 April 2019

APR 29 2019

Christina Love
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

CITY OF VACAVILLE
PLANNING DIVISION
CERTIFIED MAIL
7010 3090 0000 5044 7374

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, GREENTREE SPECIFIC PLAN AND DEVELOPMENT PROJECT, SCH#2019049003, SOLANO COUNTY

Pursuant to the State Clearinghouse's 2 April 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the Request for Review for the Notice of Preparation for the Draft Environmental Impact Report for the Greentree Specific Plan and Development Project, located in Solano County.

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

I. Regulatory Setting

Basin Plan

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

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

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, Esq., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

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

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

#### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf)

In part it states:

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

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

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

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

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

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

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

#### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

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

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

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

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

#### **Industrial Storm Water General Permit**

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

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

#### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

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

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

**Clean Water Act Section 401 Permit – Water Quality Certification**

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

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

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

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

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

**Dewatering Permit**

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

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

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

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

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

**Regulatory Compliance for Commercially Irrigated Agriculture**

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

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/regulatory\\_information/for\\_growers/coalition\\_groups/](https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/) or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

**Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or [Jordan.Hensley@waterboards.ca.gov](mailto:Jordan.Hensley@waterboards.ca.gov).



Jordan Hensley  
Environmental Scientist

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





YOCHA DEHE  
CULTURAL RESOURCES

April 22, 2019

City of Vacaville  
Attn: Christina Love, Associate Planner  
650 Merchant Street  
Vacaville, CA 95688

RE: Greentree Specific Plan and Development Project

Dear Ms. Love:

Thank you for your project notification letter dated, April 5, 2019, regarding cultural information on or near the proposed Greentree Specific Plan and Development Project, Vacaville, Solano County. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area and would like to initiate a formal consultation with the lead agency. At the time of consultation, please provide our Cultural Resources Department with a project timeline, detailed project information and the completed environmental impact report.

Please contact the following individual to coordinate a date and time for the consultation meeting:

Kathleen Solorio, CRD Administrative Assistant  
Yocha Dehe Wintun Nation  
Office: (530) 796-2803  
Email: [ksolorio@yochadehe-nsn.gov](mailto:ksolorio@yochadehe-nsn.gov)

Please refer to identification number YD - 04082019-05 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

Leland Kinter  
Tribal Historic Preservation Officer



**RECEIVED**

MAY 06 2019

CITY OF VACAVILLE  
PLANNING DIVISION

City of Vacaville  
Attn: Christina Love  
650 Merchant Street  
Vacaville, CA 95688



FIRST-CLASS

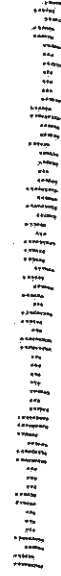


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NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691 Phone (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



April 16, 2019

Christina Love  
City of Vacaville  
650 Merchant Street  
Vacaville, CA 95687

RE: SCH# 2019049003 Greentree Specific Plan and Development Project, Solano County

Dear Ms. Love:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
  
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
  
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
  
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
  
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Steven.Quinn@nahc.ca.gov](mailto:Steven.Quinn@nahc.ca.gov).

Sincerely,



<sup>for</sup> Steven Quinn  
Associate Governmental Program Analyst

cc: State Clearinghouse

