



**Solano Local Agency Formation Commission**

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 (707) 439-3897 • FAX: (707) 438-1788

April 17, 2018

Ms. Amy Feagans  
 City of Vacaville  
 Community Development Department  
 650 Merchant Street  
 Vacaville CA 95688

Subject: Notice of Availability of a Draft Environmental Impact Report – The Farm at Alamo Creek

Dear Ms. Feagans:

Thank you for providing the Solano County Local Agency Formation Commission (LAFCO) with an opportunity to review and comment on the City of Vacaville’s proposed Draft Environmental Impact Report (DEIR) for The Farm at Alamo Creek Specific Plan & Development Project and for incorporating our comments from the Notice of Preparation into the DEIR. Solano LAFCO staff has reviewed the DEIR and makes the following three comments and a request for clarification:

- 1) LAFCO staff agrees, as noted on page 1-3 of the DEIR, that the LAFCO is a Responsible Agency pursuant to CEQA and will utilize the EIR in LAFCO’s review of future reorganization applications for the subject proposal including annexation to the City of Vacaville, detachment from the: Vacaville Fire Protection District, County Service Area, and Solano Irrigation District.
- 2) LAFCO staff agrees, as noted on page 2-4 of the DEIR, that the proposed project is consistent with the City’s General Plan as required by the California Government Code Section (GC§) 56668(h) of the Cortese-Knox-Hertzberg Act (CKH Act), as well as the City of Vacaville’s Sphere of Influence GC§56425, and the City’s Municipal Service Review GC§56430.
- 3) LAFCO staff agrees, as noted on page 2-7 of the DEIR, that the proposed project is designated as Prime Farmland as defined by the CKH Act GC§56064 and that the City’s General Plan includes policies that encourage the preservation of existing local

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agricultural lands. These City of Vacaville policies include: Policy LU-P5.2, which requires preservation of at least one acre of land outside the Urban Growth Boundary for every acre of agricultural land developed, and Policy COS-P4.1, which requires new developments to maintain a 300-500-foot-wide buffer between residential developments and existing agricultural lands.

- 4) LAFCO staff is requesting the City provide clarification on the following statement on page 2-7 of the DEIR:

“The City’s General Plan EIR identified approximately 199 acres of Prime Farmland and 1,079 acres of non-prime farmland under active Williamson Act contracts within the City.”

LAFCO staff identifies approximately 199 acres of the following soil types on the proposal site: Brentwood clay loam, Capay silty clay loam, Rincon clay loam, and Yolo loam, which are all considered Prime Farmland. The statement from the DEIR (quoted above) seems to indicate the entire proposal area includes all of the Prime Farmland under the City’s General Plan planning area/sphere of influence. Does the subject project’s 199 acres represent the entire 199 acres noted in the City’s General Plan EIR? Please clarify and correct, if necessary, to eliminate confusion for future reorganization proposals.

LAFCO staff is sending these comments on behalf of the LAFCO within the timeline specified in your Notice of Availability for the DEIR. I will place this letter on the next LAFCO Agenda (June 11, 2018; 10am; 675 Texas St.; Fairfield) and will send a follow-up letter soon after that if the LAFCO Commission wishes to revise LAFCO’s comments.

Please contact me if you have any questions about this letter.

Sincerely,



Rich Seithel,  
Executive Officer



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WELL SAID. WELL READ.



## Good News: Travis Community Consortia (TCC) recognizes Rep. Garamendi in securing critical construction project for Travis Air Force Base.

By **Sandy Person**

The House version of the Fiscal Year 2019 National Defense Authorization Act contains a \$35 million military construction project to construct a new aerial port cargo processing system. The 150,00 square foot high-bay air cargo pallet storage and marshaling enclosure is integral to the installation of a mechanized material handling system. The project was championed by U.S. Representative John Garamendi (D-CA-3), a member of the House Armed Services Committee, and was included as an amendment to the bill during committee markup. The aerial port operation, highly recognized for its excellence by Air Mobility Command and the Air Force, is the linchpin to cargo processing that support the base's missions and was considered a top priority by the base.

The National Defense Authorization Act (NDAA) is an annual bill that authorizes defense spending levels and prioritizes how the money will be spent at the Department of Defense for a given year. The House version of the bill was approved by the House Armed Services Committee on May 10th and was passed by vote by a full House vote on May 24th. It now heads to the U.S. Senate to go through a similar process before it can be signed into law.

“This is also a good bill for the district I represent. It authorizes \$35 million for Travis Air Force Base to modernize its air cargo handling system, a critical upgrade that will further support its mission within Air Mobility Command as Gateway to the Pacific”, Congressman Garamendi stated in a press release on May 10th.

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**Sandy Person**

Sandy Person brings over 35 years in economic development experience to the countywide economic development organization. Sandy served as Solano EDC President and CEO for the past 7 years and recently transitioned into to her new role as Industry Engagement Officer focusing on Travis AFB and key industry initiatives. The Solano EDC is a public-private collaborative marketing partnership that offers confidential, centralized location services to attract expanding businesses to Solano County.





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WELL SAID. WELL READ.



Suisun City Police Department Master Sgt. Ted Stec, left, advises officer Leslie Montgomery on handling a traffic stop where the driver was caught with a suspended license in Suisun City, in 2014. The Suisun City Council discussed the city's budget, including money for police, on Tuesday, May 29, 2018. (Aaron Rosenblatt/Daily Republic file)

## Suisun budget proposes more police, fire, and street repair

By **Ian Thompson**

SUISUN CITY — The Suisun City Council got its first look Tuesday night at a proposed 2018-19 budget that plans to continue improve police and fire services, undertake more street repair and put aside money to get the Marina dredged.

Much of this is being made possible by an anticipated \$2.3 million Suisun City expects to take on thanks to the Measure S sales tax measure that was passed. Of that amount, about \$950,000 is being spent on ongoing city staff.

Measure S funds will help the city spend twice as much money as last year to fix streets. It will also help add a maintenance worker, police sergeant and another dispatcher, as well as pay for more fire equipment and an engine.

Tuesday night was a workshop to get the council up to speed on a budget strategy for 2018-19. The formal budget is expected to go to the council for public hearing and approval at its June 19 meeting.

A March 2017 workshop had residents ranking the hiring of police, buying a new fire engine, getting a better business management system, improving city roads, hiring a fire captain, hiring a maintenance worker, getting the Marina dredged, and hiring an economic development specialist as the top choices for where they want the Measure S money spent.

Overall, city revenues are expected to be \$306,700 higher than they were last year, according to city staff making the report.

Sales taxes are up as are property taxes and the transient occupancy tax that the city gets from the hotel.

Unfortunately, the proposed budget is operating with a \$340,000 structural deficit with ongoing costs exceeding ongoing revenues. City Manager Suzanne Bragdon stated she expected to see that go away in the next fiscal year once

the city's second hotel opens and starts generating more transient occupancy tax income. **Agenda Item 8**

That hotel is part of a rise in economic development that also included recent approval of the residential development of the old Crystal School site and commercial development along Walters Road, is also in evidence in town.

There are also longer-term projects on the horizon such as residential development on the Marina, mixed use development of 30 acres by the Denverton Curve, apartments on the end of Civic Center Drive, the Olive Tree Ranch residential project and the annexation of 355 acres on the east side of Suisun City.

The budget's challenges include an continuing decline of gas taxes, having to deal with deficits in the Montebello Vista Maintenance Assessment District, finding more money for public safety, continuing to fix streets, maintaining the city's aging infrastructure and hiring talented staff.

Bragdon called dredging the "huge, huge unknown" and the city is looking at a cost of about \$2.5 million. Last year, the city rejected all the bids for dredging because they came in much higher than expected. A modified version of the project is going to bid again this summer.

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**Ian Thompson**

Ian Thompson has worked for the Daily Republic longer than he cares to remember. A native of Oregon and a graduate of the University of Oregon, he pines for the motherland still. He covers the military and Travis Air Force Base for the Daily Republic, as well as Suisun City and general assignment. He is an avid military history buff, wargamer and loves the great outdoors. Reach him at 427-6976 or [ithompson@dailyrepublic.net](mailto:ithompson@dailyrepublic.net).

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# Stanislaus Consolidated may send you a bill after its firefighters help you

BY KEVIN VALINE  
kvaline@modbee.com

May 06, 2018 10:14 AM

Updated May 06, 2018 04:50 PM

Stanislaus Consolidated may start billing insurance companies and even the people it helps when its firefighters respond to car crashes, medical emergencies and other calls.

The fire protection district's board is scheduled to hold a workshop Thursday to discuss this proposal. And the board is scheduled to decide at a meeting after the workshop whether to start charging for these services as well as hiring Fire Recovery USA to bill and collect them.

A district staff report and supporting documentation give little guidance on who would be responsible for the bills. But the charges could be steep, including \$677 for responding to a car fire to \$6,608 for an advanced level response to a hazmat call.

This proposal comes as Modesto will investigate whether it will bill insurance companies when its firefighters respond to emergency medical calls, such as heart attacks or people injured in car crashes. Fire Chief Alan Ernst discussed the proposal at last week's City Council budget workshop.

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Ernst stressed the proposal is in its very early stages and more research is needed. But he estimated it might bring in \$1 million annually. The proposal is expected to receive more public discussion at a council committee meeting. Ernst said he does not support Modesto billing the people who received services if insurance does not pay or they do not have insurance.

A Consolidated board resolution states the district would bill insurance companies in most cases involving nonmedical calls subject to the charges: “A claim for such services ... shall be filed to the responsible party(s) through their insurance carrier. In some circumstances, the responsible party(s) will be billed directly.”

The resolution and staff report do not say why or when someone would be billed directly and what the district would do if insurance or the person refused to pay.

The resolution also says that for emergency medical services, a “claim for such services ... shall be filed with the responsible party(s),” but does not state whether that person or his insurance is responsible for the bill.

“These are questions that the board needs to clarify,” said board member David Woods. “I have serious questions (and) concerns.” Other board members did not respond to requests for comment or could not be reached Friday.

Acting Fire Chief Michael Wapnowski declined to comment on the proposal’s specifics but said these questions will be addressed at the workshop and encouraged the public to attend.

Officials say more California fire agencies are sending out bills for services. This comes as local governments are feeling pinched by rising costs, with pension costs among the most pressing. But critics say local governments already collect taxes and assessments to pay for fire protection.



Board members took the proposal up at an April 12 public hearing but postponed making a decision because they did not believe the district had done enough outreach, according to Woods. The hearing attracted one member of the public, and an email from another.

The staff report estimates that charging for some services could bring in about \$332,000 annually. (The fire protection district's annual operating budget is \$14.7 million.) An exhibit to the report provided some typical charges that could be billed, including:

- \$487 to \$677 for what the exhibit called “motor vehicle incidents,” based on the level of service; the district also could charge \$1,461 if firefighters have to use heavy-duty rescue tools and other devices to free someone trapped in a car
- \$784 to \$6,608 for responding to a hazardous materials call
- \$448 per hour for a fire engine and \$560 per hour for a firetruck for responding to what the exhibit called an “illegal fire,” such as starting fire without a permit when a permit is required
- \$448 to \$2,240 to respond to a “water incident” plus \$56 per hour for each firefighter
- \$261 for emergency medical services calls involving basic life support and advanced life support

Consolidated provides fire protection in Riverbank, Oakdale, east Modesto, Empire, Waterford, La Grange and Hickman. The staff report says the district is considering charging for some calls in order to recover costs that its annual fire assessment does not cover.

The board will meet at Station 26 — 3318 Tokeka St. in Riverbank — at 5 p.m. for the workshop. The regular meeting starts at 6 p.m.