



Department of  
**Resource Management**  
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Planning Services Division  
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Mike Yankovich  
Planning Program Manager

October 25, 2011

Maureen Carson, Community Development Director  
City of Vacaville Planning Division  
650 Merchant Street,  
Vacaville, CA 95688

**Re: City of Vacaville General Plan Update; East of Leisure Town Road Growth Area**

Maureen,

The Department would like to submit initial comments relative to how the city's General Plan Update addresses the proposed agricultural buffer and traffic in and around the East of Leisure Town Growth Area.

Agricultural Buffer (Planning Services)

As the city is aware, the County's General Plan provides many policies related to the preservation and protection of agricultural lands and uses. Among them is Policy AG.P-16, which reads:

"Minimize potential conflicts between agricultural and residential uses by encouraging the use of urban-agricultural buffers within city municipal service areas between residential uses and agricultural lands."

Implementation Program AG.I-5 further reads:

"Work with cities to establish appropriate urban-agricultural buffers where new residential uses within municipal service areas may conflict with agricultural uses. Urban-agricultural buffers shall be an appropriate size to meet desired objectives, but in no case less than 300 feet in width. The buffer should occur on developing parcels located within municipal service areas to the extent feasible; be managed by the landowner, developer, homeowners association, or a special purpose district; and favor protection of the maximum amount of farmable land."

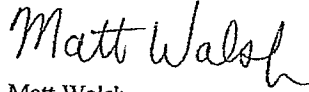
This policy and program stress that at least 300 feet of buffer should be located within the municipal service area of the city. This would not only provide the least amount of impact on adjacent agricultural land, but it would also discourage agricultural lands within the County's jurisdiction from being removed from production and converted to a buffer zone. Additionally, it would ensure that the city maintains jurisdictional control over the buffer area once annexation occurs.

Traffic and Road Related Comments (Public Works):

The growth areas being proposed on the east side of the City will create traffic impacts to existing unincorporated County roads. Of particular concern is Vanden Road, leading south of the "East of Leisure Town Road Growth Area," which already carries City generated traffic volumes well in excess of its design standard. The Jepson Parkway improvements are necessary to mitigate some of the traffic impacts, and should be prioritized in advance of development. In addition, the City's current agreement with the Solano Transportation Authority regarding Jepson Parkway improvements leaves approximately 0.15 miles of Vanden Road unincorporated but within the City's sphere of influence. This short portion of Vanden Road should be annexed into the City as part of the Jepson Parkway improvements.

Thank you for considering these comments. We look forward to reviewing the final project description and draft EIR. Should you have any questions relating to the Agricultural Buffer, please feel free to contact me at (707) 784-6765 or by email at: [mwalsh@solanocounty.com](mailto:mwalsh@solanocounty.com). Questions relating to traffic and roads can be directed to Matt Tuggle at the same number or by email at: [mrtuggle@solanocounty.com](mailto:mrtuggle@solanocounty.com).

Sincerely,

A handwritten signature in cursive script that reads "Matt Walsh". The signature is written in black ink and is positioned above the printed name.

Matt Walsh