

Dove Creek Project Community Meeting Summary

On February 7, 2018, the Planning Division hosted a neighborhood informational meeting regarding the Dove Creek Project at the Vacaville Fire Protection District Fire Hall, 420 Vine Street, 6-8 pm. The purpose was to provide an opportunity for early community input regarding the application by Amos Financial, to divide 110 acres into 44 lots between Peaceful Glen and Cantelow Road. Property owners within ½ mile of the properties were noticed by the Planning Division, 2 weeks prior to the meeting. A total of 186 notices were mailed and 134 community members attended. The large turnout was due to a significant amount of information sharing on platforms such as Facebook, Nextdoor and brief article in the Vacaville Reporter stated that the community was invited. Community members were asked to sign in and fill out speaker cards if they wished to speak during public comment period.

Persons interested to stay informed about the project and County's process were encouraged to give their email or mailing addresses. In addition, Jean Courtney, a community member, collected contact information for persons interested in joining a communication list amongst the neighborhood.

Present at the meeting were:

Planning Services Division staff

- Michael Yankovich Planning Manager
- Nedzlene Ferrario, Senior Planner
- Matt Walsh, Principal Planner
- Matthew Santos. College Intern

Vacaville Fire Protection District

- Tim Walton

Project proponent representative

- Brian West

Nedzlene Ferrario gave a brief history and status of the original Dove Creek project and the key differences with the new proposal, and an overview of the components of the current proposal. The presentation outlined the project background, boundaries, lot sizes and positions, proposed roads, proposed bridges, water and sewage, and a tentative timeline of the approval process of the project. Upon conclusion of the presentation, community members who wished to speak were called up to voice their concerns. 24 community members signed up to speak, however, 23 people spoke because 1 person signed up but declined to speak. For the

last 10 minutes of the meeting, the floor was opened up for comment. A majority of the speakers did not support project.

The following are several issues/concerns about the proposed project:

1. Lot sizes too small:

Community members are concerned that several proposed lot sizes are less than the minimum standard of the RR 2.5 acre zone, and the ability to deviate from the minimum lot sizes with a Policy Plan Overlay. This was a strong theme during the meeting. The proposal included lot sizes that range between 1.27 – 3.89 acres, and raised issues such as adequate space for septic systems and satisfying minimum setbacks for between well and leachfields. Lot sizes less than 2.5 acres could diminish the rural character of the neighborhood. Several suggested excluding public roads, ponds and creeks from the

2. Traffic concerns:

Community members were concerned with the added traffic these new parcels will bring to the area, mainly on Gibson Canyon, English Hills Road and Pippo Lane. There were concerns about bicyclists not following road laws and speeding in the area. They believed that the increase in local population will add to these issues as well. One member brought up the concern of delivery trucks and mail delivery will increase the amount of traffic and noise. Another attendee also brought up a concern about accessibility of emergency services and impacts to these services.

3. Water & sewage disposal:

Community members are strongly concerned with the availability of public water supply and water quality by the Rural North Vacaville Water District, and the impacts to existing wells. Several adjacent property owners rely on groundwater wells instead of public water hook ups. Community members noted that there are 2 groundwater wells available and only one worked, and arsenic is present in the groundwater. Community members are concerned about increase in water rates.

Another issue was with septic systems and leach fields. Attendees asked about the distance between the new septic systems and whether this could leak into their current water wells. There were also concerns with inadequate setbacks between existing wells and the proposed leach fields due to the small lot sizes.

Public water supply and water quality issues were referred to the Rural North Vacaville Water District.

4. Concerns with proposed roads:

Many community members were concerned with how the new roads would impact their properties, specifically the proposed construction of the extension to English Hills Road, such as the Smith house encroachment in to the existing offer of dedication adjacent to Pippo Lane, roads too close to their homes, added traffic on Dove Creek Trail could cause sound walls, street lights, traffic lights and removal of oak tree due to bridge construction over Sweeney Creek. Brian West brought proposed bridge construction plans which demonstrated that the oak tree could be saved.

Other members also brought up safety concerns with current roads and the repair maintenance of the nearby roads.

5. Wildlife:

Some neighbors had concerns with local wildlife in the creeks and the pond in the proposed development. One neighbor said that an endangered species lived in these areas and would be greatly impacted by the new subdivision. Other neighbors expressed concerns about other local wildlife (deer, raccoons, etc.) would not be able to use the pond and creeks and reduced habitat.

6. Drainage concerns:

Neighbors conveyed concerns that new development would impact the natural drainage flows in the area. Issues with water levels during the winter and spring could lead to flooding if creek beds are not cleared.

7. Light pollution:

Community members are concerned that the added housing could add exterior lighting and polluting the dark skies; therefore, impacting the rural setting.

8. General Comments:

Other remaining issues raised at the meeting included fire safety measures to prevent fire disasters, absence of the developer at the meeting, impacts to schools and increase crime rates.

Planning response:

Planning staff is discussing the community concerns such as lot sizes and circulation issues with the applicant. Additionally, many of the issues raised will be addressed in the environmental analysis. Technical studies such as Traffic Impact Analysis, Drainage Study, Biological Surveys, Site Evaluation Report for Sewage Disposal, public water assessment, comments from Vacaville Unified, Fire District and Sheriff will be required for County's analysis and available for public comment during the Public Draft Environmental Impact Report review period. The decision regarding the project shall be made by the Board of Supervisors through the public hearing process, on a date to be determined.