



BAY AREA
RIDGE TRAIL
COUNCIL

Mr. Michael Yankovich
Program Planning Manager
Solano County Department of Resource Management
Planning Services Division
675 Texas St., Ste 5500
Fairfield, CA 94533

7 August 2008

RE: Rockville Trails Estates Proposed Development – Bay Area Ridge Trail Council’s Comments on the Project’s Revised DEIR

Dear Mr. Yankovich,

Attached please find the Bay Area Ridge Trail Council’s comments on the Revised Draft EIR (RDEIR), dated June 2008, for the Rockville Trails Estates Residential Subdivision. We request that you enter these comments into the public record for this proposed development project. The comments are in reference to the Public Services Section (public access portions) and the Bicycle Facilities paragraph of the Transportation/Traffic Section and are not meant to nor should be interpreted as support for the project itself. Please keep us informed of all future opportunities for public input.

The RDEIR has addressed some of our comments that we previously sent to you on the original DEIR in a letter dated 8/16/06 but please continue to refer to our letter of 8/16/06 for our comments you have not yet addressed – they remain part of our comments on the current RDEIR. They are attached to this letter as Attachment I.

Additionally, please see Attachment 2 for comments not yet submitted.

If you have any questions, please contact me by email at ridgetrailnorth@comcast.net or by phone at 707.823.3236. We request that responses to these comments be sent to us in writing at the following address: Bay Area Ridge Trail North, attention Dee Swanhuysen, 1800 Jonive Road, Sebastopol, CA 95472.

Sincerely,

Dee Swanhuysen,
North Bay Trail Director

Cc: Janet McBride, Executive Director
Bay Area Ridge Trail Council

Attachment 1 (page 1 of 2)

Bay Area Ridge Trail Council's comments on the Rockville Trails Estates Residential Subdivision Draft EIR

The Bay Area Ridge Trail Council supports the following public access/trail aspects identified in the DEIR project description:

1. Provide for a continuous public trail through the project.
2. Provide two public trail access points to Rockville Road.
3. Provide that trails be maintained in a natural state.

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The Bay Area Ridge Trail Council recommends the following changes be incorporated into the project description and addressed in the final EIR and subsequent monitoring program:

4. Whereas the DEIR shows a specific location for a trail extension to the property line for the future continuation of a regional public trail to the Vallejo Lakes Watershed property (owned by the City of Vallejo), the exact location of the trail extension should be determined only once it is known where the trail will be located on adjacent property. The project should be required to allow the trail extension to be sited anywhere along the western or northern property boundary to meet this future public access need. The public trail in the project is intended to become part of a regional trail system; therefore it should provide for a connection to Vallejo Lakes Watershed property as identified in the final EIR.
5. The project should include an extension of the public trail from the project site along the Rockville Road right of way to Rockville Hills Regional Park's main entrance including a crossing of Rockville Road. The public trail in the project is intended to become part of a regional trail system; therefore it should provide for a connection to Rockville Hills Regional Park. The park entrance to Rockville Hills Regional Park closest to the project is currently closed (see the Rockville Hills Regional Park Management Plan [MP]). However, if community needs change and this northern entrance becomes necessary, it can be reopened by amending the MP and connect to the project's public trails.
6. The project should provide a public trail that is open to the public in perpetuity. A public trail easement at least 100' wide should be created and dedicated to an appropriate public agency such as the County or if another public entity is created as proposed in the Draft DEIR and trail maintenance becomes one of its responsibilities, the easement could be dedicated to that public entity. This will ensure that the public use of the trail system will be permanently protected and available to residents of Solano County into the future. Once the location for the trail extension in Recommendation #4 above is identified, a public trail easement at least 100' wide should be created for this trail extension and dedicated to an appropriate public agency such as the County or if another public entity is created as proposed in the Draft DEIR and trail maintenance becomes one of its responsibilities, the easement could be dedicated to that public entity.
7. The use of the trail needs to extend to hikers, bicyclists and equestrian users. As the DEIR states, the public trail in the project is intended to become part of a regional trail system. That trail system is designated to be used by hikers, bicyclists and equestrians. The final EIR and future project maps should identify and clearly label the trail as a multi use trail for hikers, bicyclists and equestrians.
8. A staging/parking area for trail users (hikers, bicyclists and equestrians) should be established at an appropriate location within the project site and be included as part of the required mitigations for the project.

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Attachment 1 (page 2 of 2)

Bay Area Ridge Trail Council's comments on the Rockville Trails Estates Residential Subdivision Draft EIR

The Bay Area Ridge Trail Council recommends the following steps be taken for the exact location, design, layout, maintenance and management of the public trail:

9. Trail location, staging parking/staging area location, design, layout and the trail construction phase should be reviewed and approved on site by the Ridge Trail Council's Trail Steward before they become final.
10. Maintenance of the staging/parking area should become the responsibility of the entity that becomes responsible for the maintenance of the public trail. The County should review, approve and enforce the staging/parking area maintenance program and any subsequent amendments or other changes.
11. All rules and regulations created for the public use of the trail and staging/parking area should be reviewed and approved by the County to ensure that public access is not restricted.
12. The developer should be responsible for construction of the trail as part of their improvement plans. The DEIR states that a proposed homeowners association (HOA) will be responsible for maintenance of the trail. In establishing a HOA, a provision should be included in the public trail easement (see #5 above) to ensure that the County can enforce the maintenance provisions and public access. The County should review and approve the HOA maintenance program and any subsequent amendments or other changes.

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Attachment 2 (page 1 of 2)

Bay Area Ridge Trail Council's comments on the Rockville Trails Estates Residential Subdivision Revised Draft EIR dated June 2008

1. In all documents where the Bay Area Ridge Trail segment within this proposed development is referred to as connecting with the Bay Area Ridge Trail, change the language to state that the public trails within the proposed development will become part of the Bay Area Ridge Trail or become a segment of the Bay Area Ridge Trail.
2. Add the phrase, "including equestrian parking" to the list of accommodations for parking area.
3. The Bay Area Ridge Trail Council supports Fairfield's specific comments in their letter to you re this RDEIR that relate to Parks and Recreation and bicycle facilities as follows:
 - a. Access from the proposed subdivision and its public trail system into Rockville Hills Regional Park (the Park) are still not adequately addressed. There should be an above grade pedestrian bridge, a lighted surface crosswalk or a crossing designed to provide a safe connection between the development and the Park and be approved by Fairfield.
 - b. The developer should work with Fairfield and the Cordelia Fire Protection District on making changes to the North Gate of the Park to allow trail users to use this entrance when the Park's North Gate is reopened.
 - c. The parking lot for the neighborhood park should be relocated to Road A, adjacent to the proposed fire station. This location would provide easy access to the public trail system; the adjacent fire station would be able to monitor parking lot activity and could support parking for Rockville Hills Regional Park. The parking lot should be recorded with a Public Access Easement on it and shall be designed to accommodate horse trailers.
 - d. A Class I bikeway is recommended from the intersection of Rockville Road and Suisun Valley Road to the Parks main entrance. The Class I bikeway is recommended on this section due to the road's high speed and poor visibility, which could create hazardous conditions for cyclists using the existing shoulder lane or a Class II bicycle route.

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