



# NOTICE OF AVAILABILITY

## DRAFT ENVIRONMENTAL IMPACT REPORT

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### THE FARM AT ALAMO CREEK SPECIFIC PLAN & DEVELOPMENT PROJECT

The City of Vacaville has completed the Draft Environmental Impact Report (DEIR) for the proposed The Farm at Alamo Creek Specific Plan. This notice is to advise that the DEIR is available for a 45-day public review and comment period (sections 15087 & 15105, California Environmental Quality Act (CEQA)).

#### **Public Review/Comment Period: March 7, 2018 – April 20, 2018**

**Project Description and Location:** The Farm at Alamo Creek Specific Plan Project is located on approximately 210 acres on the east side of Vacaville, bounded by Leisure Town Road on the west, Hawkins Road on the north, Pacific Gas and Electric (PG&E) towers on the east, and Elmira Road on the south.

Assessor's Parcel Numbers for the project area are: 0138-010-010, -020, -030, and -050.

The Specific Plan proposes, 604 single-family homes, 164 duet homes, 11.2 acres of community park land, 7.2 acres of neighborhood parks, approximately 13.4 acres of open space supporting features such as public spaces and trails, a City well site, and various off-site utility or roadway improvements. The Specific Plan proposes construction in phases. The project will require annexation into the Vacaville City limits. The Specific Plan proposes development standards including land uses, setbacks, density, and building design standards. The project area is not on any of the hazardous waste site lists compiled pursuant to Section 65962.5 of the Government Code.

**Environmental Impacts:** The EIR examines potential project impacts not considered in the program EIR prepared for the Vacaville General Plan, consistent with CEQA Section 15168. This Draft EIR identifies potential significant environmental impacts related to Air Quality (construction and operation); Biological Resources (construction; habitat loss; wetland impacts); Cultural Resources (buried resources); Hydrology, Drainage and Water Quality (construction impacts, flooding); Land Use & Planning (land use compatibility), Transportation & Circulation; Utilities and Service Systems (increased demand for utility services). Mitigation measures identified in the DEIR reduce most significant impacts to less-than-significant levels.

Significant and unavoidable impacts are identified in Air Quality (project operation, including with regional growth).

#### **Locations Where the DEIR May Be Reviewed:**

- City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, CA, 95688. Office hours are 8:30am to 5 pm, Monday through Friday, excluding holidays. Supportive documents listed in the DEIR are also available for review at this location.
- A CD-copy of the DEIR will be placed at the Vacaville Public Library/Town Square, 1 Town Square, Vacaville and the Ulatis Community Center Library, 1000 Ulatis Drive, Vacaville.
- The DEIR will be posted on the City of Vacaville website: [www.cityofvacaville.com/thefarmatalamocreek](http://www.cityofvacaville.com/thefarmatalamocreek)

#### **Planning Commission Meeting: DEIR Public Comment Hearing, Tuesday, March 20, 2018 - 7 p.m.**

Comments on the adequacy of the DEIR may be provided to the City at this hearing.  
Location: City Council Chambers, Vacaville City Hall, 650 Merchant Street, Vacaville.

#### **Send Comments To:**

Amy Feagans, Contract Planner, City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, CA, 95688; FAX (707)-449-5423; phone (707) 449-5140;  
email: [communitydevelopment@cityofvacaville.com](mailto:communitydevelopment@cityofvacaville.com)

#### **Comments must be received by 5pm on Friday, April 20, 2018.**

Signature: \_\_\_\_\_  
Amy Feagans, Contract Planner

Date: \_\_\_\_\_

