

PUBLIC NOTICE OF INTENT ENVIRONMENTAL DOCUMENT



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION VANDEN COVE SUBDIVISION PROJECT (File No.22-004)

Project Location - Specific: 5742, 5750, and 7038 Vanden Road, Vacaville, California 95687
Assessor's Parcel Numbers: 0137-010-050, 0137-010-060 and 0137-010-070
Coordinates: 38°19'55.07" N121°56'28.15" W

Project Location - City: Vacaville
Lead Agency: City of Vacaville

Project Location - County: Solano County
Contact Person: Albert Enault - (707) 449-5364

Description of Project: The proposed project is to construct a subdivision of 114 new single-family residential units on a 26.7-acre property consisting of three parcels located at 5742, 5750, and 7038 Vanden Road in the City of Vacaville, Solano County California. The Project site is bounded on the north and east by existing low-density residential housing and on the south by the New Alamo Creek flood control channel. Lots sizes range from 6,000 square feet to approximately 10,000 square feet with four models ranging from approximately 2,056 square feet to 3,357, each of which would be one or two stories and include a two- or three-car garage. The proposed project would have an overall density of 4.3 dwelling units per acre. Each of the residential lots on the project site would include private backyards that would be a minimum of 1,200 square feet in size. The project would involve the demolition of the existing residential structures and associated outbuildings including all surface pavements on the project site primarily on the western portion of the parcels.

Environmental & Land Use Setting: Within the three parcels of the project site, most of the land cover contains annual non-native grassland and various trees including walnut, elms, maples, palms, London plain sycamores, ash, redwood, and other ornamentals. Surrounding land uses are comprised of low-density residential uses and vacant land zoned for residential uses. At present, land uses adjacent to the project site include, the Vandengate Subdivision to the north, the Alamo Place subdivision to the east, New Alamo Creek flood control to the south, and Vanden Road to the west.

Proposed Mitigated Negative Declaration: Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City has conducted an initial study to evaluate potential environmental impacts of the project. Based on City policies, standard conditions, technical studies prepared for the project and other prior environmental documentation related to the project site and vicinity, the Initial Study concludes that mitigation measures can be incorporated into the project to address potential impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise, thereby reducing potential impacts to a less than significant level.

Document Availability: The Initial Study/Draft Mitigated Negative Declaration and supporting documentation related to the project application are available online at the following URL: <https://bit.ly/VandenCove>. Written comments may be mailed to the Planning Division offices located in City Hall at 650 Merchant Street, Vacaville, CA 95688, or emailed to the Project Planner at albert.enault@cityofvacaville.com.

The public is hereby invited to submit written comments regarding the environmental findings and Negative Declaration determination. Comments may be submitted by mail or email to the Community Development Department at the addresses listed above.

Public Review Period: December 9, 2022, through January 9, 2022

Signature: Albert Enault

Date: December 9, 2022



CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT
 DEPARTMENT

VANDEN COVE SUBDIVISION

VANDEN ROAD
 (APN 0137-010-050, -060, -070)
 FILE NO. 22-004

LOCATION MAP

 **PROJECT SITE**